

Application Number: 2015/1009
Location: Bestwood Lodge Hotel, Bestwood Lodge Drive, Bestwood, Nottinghamshire.



NOTE:
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Report to Planning Committee

Application Number:	2015/1009
Location:	Bestwood Lodge Hotel, Bestwood Lodge Drive, Bestwood, Nottinghamshire.
Proposal:	Erection of 8 foot (2.5m) tall free-standing granite memorial to the 9th Duke of St Albans
Applicant:	Mr C Beauclerk
Agent:	
Case Officer:	Elizabeth Campbell

This application is presented to the Planning Committee because it relates to Council owned land, albeit leased to Bestwood Lodge Hotel, part of the Best Western Hotel chain.

Site Description

Bestwood Lodge is a Grade II* listed building within Bestwood Country Park. It is in a high Victorian Gothic style and dates from 1862-1865. It was built as a country house by Samuel Saunders Teulon for the 10th Duke of St Albans.

Bestwood Lodge has been described (by national heritage advisers) as an 'outstanding complete major work of S. S. Teulon', which so impressed Edward VII when Prince of Wales that he engaged the architect to work on Sandringham.

This application relates to the rose/knot garden at Bestwood Lodge Hotel, which is to the east of the building. It may be accessed through the hotel and it is enclosed by a 2 metre high close boarded fence.

Relevant Planning History

2016/2811/P Full planning permission granted on 6th July 2016 by the London Borough of Camden to remove the free –standing monument to the 9th Duke of St Albans from Highgate Cemetery subject to the following conditions:

1. That the development be carried out within three years and
2. That it is carried out in accordance with the submitted site location plan and sketch of monument

Informatives to the applicant note the following reasons, inter alia, for granting permission

- The monument to the 9th Duke of St Albans has already been moved from its

original position in the cemetery, and it has never marked the burial spot of the man it commemorates. The installation of the monument at Bestwood Lodge has more historical significance

- It is not considered that the removal of the monument could cause harm to the Highgate Village Conservation Area or the setting of any nearby listed buildings
- No objections have been raised to the proposed works

Planning permission is required because this is a pre 1925 tombstone within a Conservation Area.

Proposed Development

The application is submitted by Mr Charles Beauclerk, son of the current Duke of St Albans, for permission to install the memorial to the 9th Duke of St Albans to a gravelled area in a central position in the rose/knot garden at Bestwood Lodge Hotel. The rose garden is set aside for the enjoyment and relaxation of the Bestwood Lodge Hotel guests, but may be accessed, with permission, by the public through the hotel.

The memorial is a 2.5m (8 foot) free standing, gravity fixed, structure in Balmoral granite with a ducal coronet and an engraving to the memory of ...to the 9th duke of St Albans.... . It has been confirmed that the memorial is not listed.

In support of its removal from London letters have been submitted from the:

- chief executive to the Friends of Highgate Cemetery Trust confirming that the memorial is currently 'in the courtyard near the entrance to the West Cemetery' and that, in his opinion, it will make a fine feature in the knot garden at Bestwood Lodge, where the claims to historical association are stronger. Furthermore it is confirmed that the Trust is happy to release the memorial, on confirmation that the current Duke of St Albans is the owner of the memorial.
- 14th Duke of St Albans – confirming, as owner of the monument, his permission to transfer it from Highgate Cemetery to Bestwood Lodge.

A heritage statement has been submitted in support of the application. This especially sets out the reason for moving the memorial from Highgate Cemetery to Bestwood Lodge Hotel.

“William Aubrey de Vere Beauclerk, 9th Duke of St Albans was born in 1801 at his father’s principal seat, Redbourne, in Lincolnshire. When he succeeded to the title in 1825, in addition to Redbourne he inherited the Bestwood estate. When he saw that a plan to prospect for coal there would not be successful he stayed at Redbourne, but he did spend time at Bestwood. The duke married Harriett Coutts and, following her death in 1837, married Elizabeth Gubbins and they had two children, William and Diana. On the death of the 9th Duke in 1849, following a riding accident, his 9 year old son succeeded to the title as 10th Duke. This duke made Bestwood his principal seat and, in 1862, he demolished the Mediaeval hunting lodge and had the current Bestwood Lodge built. With the help of others the 10th Duke formed the Bestwood

Coal & Iron Company. Eventually Bestwood would become the first million ton colliery in the country”

The granite memorial was commissioned by the 9th Dukes second wife and it was erected at Highgate Cemetery, home of some of the finest funerary architecture in the country, in c1850. Whilst a grave there had been purchased for him and he had purchased a catacomb in the Circle of Lebanon (a circle of tombs) he was buried with his first wife in the Beauclerk mausoleum in Redbourne church, Lincolnshire.

It is note from the “Relevant Planning History” that planning permission was granted on 6th July 2016 from the London Borough of Camden to remove the monument from Highgate Cemetery.

Consultations

Bestwood St Albans Parish Council – No comments received

Historic England – No objection in principle to the erection of the monument within the grounds of Bestwood Lodge Hotel, subject to the acceptability of its removal from Highgate Cemetery.

A Site Notice has been posted and the application has been advertised in the press on the grounds that the proposal may materially affect the appearance or character of a listed building. No representations have been received in response.

Planning Considerations

The main issue in the determination of this application is whether the siting of the monument as proposed will affect the appearance or character of Bestwood Lodge, a Grade II* listed building and the locality in general.

It is a statutory requirement for local planning authorities to have special regard to the desirability of preserving the building, its setting and any features of special interest (S66 Planning (Listed Buildings and Conservation Areas Act) 1990). Great weight is given to the conservation of listed buildings and any degree of harm to listed buildings requires “clear and convincing” justification (paras131-134 of the National Planning Policy Framework (NPPF)).

The importance of understanding the significance of a heritage asset is developed in the Planning Practice Guidance in understanding the potential impact and acceptability of development proposals and the Good Practice Advice Note 2 – The Historic Environment – managing significance in decision - taking. The extent of setting may change and elements may make a positive or negative effect to the significance of the heritage asset. A local authority should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In determining applications, Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage

assets and putting them to viable uses consistent with their conservation

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. The following policy is relevant:

- Policy 11 – Proposals will be supported where heritage assets are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment includingworking with owners to make better use of historic assets

The site for the proposed monument is at the back of the hotel in a rose/knot garden in an open gravelled area in the centre of the garden. No historic surfacing will be affected and no features of special architectural or historic interest will altered in any way.

It is considered that the setting of the listed building will not be compromised in any way and that the siting of the monument would be in accordance with Policy 11 of the Gedling Borough Aligned Core Strategy, where a favourable decision would have regard to wider social, cultural, economic and environmental objectives. Whilst the monument will be sited in a garden which is private to the hotel, the hotel is open to the public for coffee etc and it is understood that access would be allowed to this garden.

It is concluded that the proposed works will not adversely affect the character or appearance of this listed building and that it will assist in ensuring that the building is fully used and in an appropriate use. I therefore support this application

Recommendation:

To GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission
2. The development hereby approved shall be carried out in accordance with the submitted application form, site plan, location plan, photo of monument in existing position, measured drawing, old print and heritage statement received on 5th August 2015, as amended by the letters of permission from the owner of the monument and the chief executive of the Friends of Highgate Cemetery Trust, an additional site and location plan received on 23rd August 2015 and copy decision notice of the grant of full planning permission from London Borough of Camden to remove the monument from Highgate Cemetery dated

6 July 2016.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt as to what is permitted

Reasons for Decision

The proposed monument is sited in a position and it is of a size where it will not affect the character or appearance of Bestwood Lodge Hotel, a Grade II* Listed Building, and aiding its continued use as a hotel - an appropriate use. It is considered, therefore, that it will be in accordance with The National Planning Policy Framework, the Planning Practice Guidance and the Gedling Borough Aligned Core Strategy

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by meeting the leaseholder on site and working with the applicant as to the information required to produce a scheme, which is acceptable to the applicant, the Council as Local Planning Authority and its heritage advisers.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.