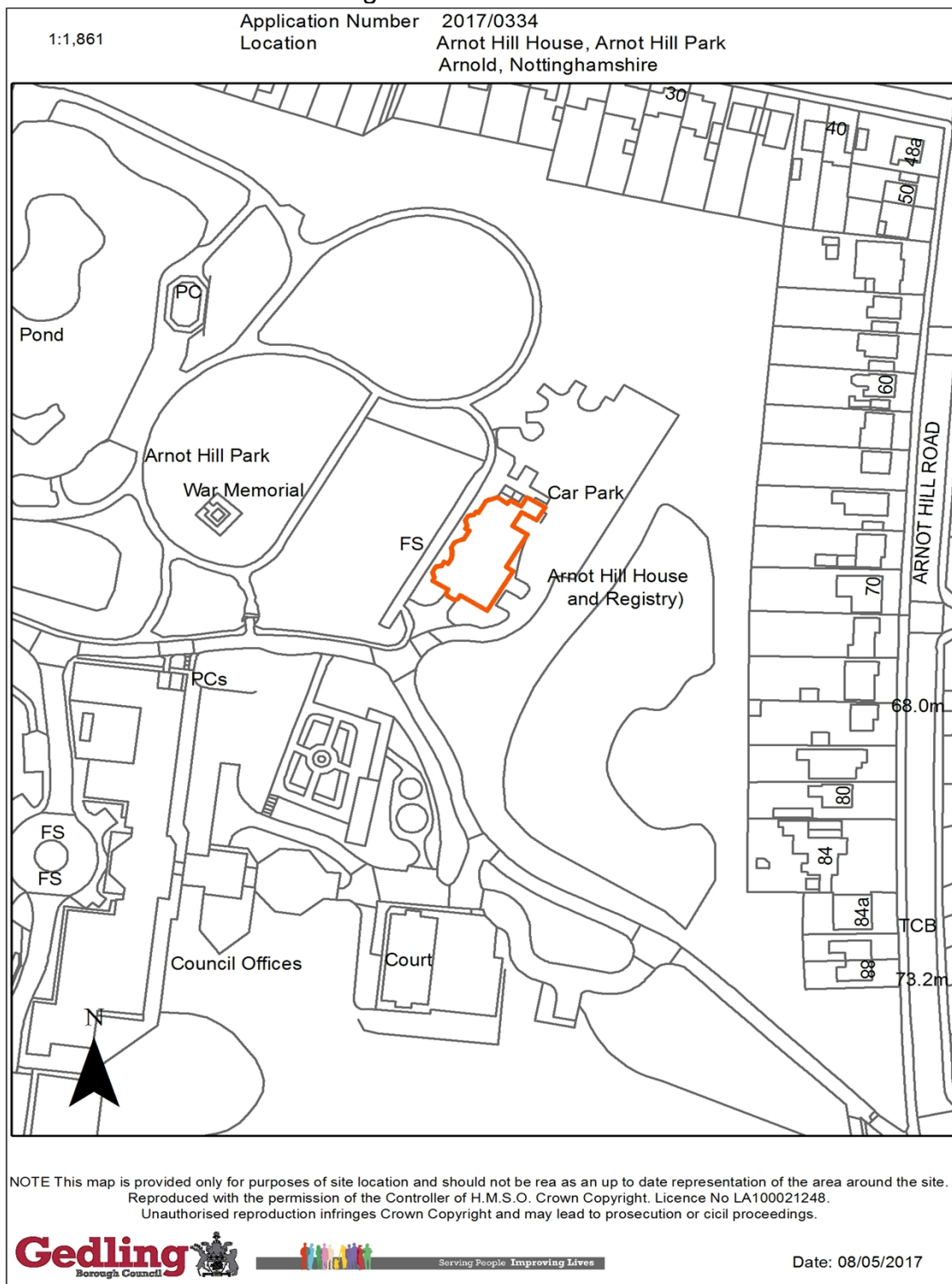


Application Numbers: 2017/0224 and 2017/0334
Location: Arnot Hill House, Arnot Hill Park, Arnold,
 Nottinghamshire





Report to Planning Committee

APPLICATION NO: 2017/0224 and 2017/0334

LOCATION: Arnot Hill House Arnot Hill Park Arnold Nottinghamshire

PROPOSAL: Rear access ramp in brick and concrete with metal railings and timber handrail

APPLICANT: Gedling Borough Council

AGENT:

CASE OFFICER: Deirbhile Blair

**Joint report: 2017/0224 – Application for Listed Building Consent
2017/0334 – Application for Full Planning Permission**

These applications are referred to the Planning Committee because Arnot Hill House is owned by Gedling Borough Council.

Site Description

Arnot Hill House is a Grade II listed building dating from 1866 and sited within Arnot Hill Park, in a prominent location.

The listing describes it as having hipped and polygonal slate roofs with elaborate bracketed eaves. On the south front is a central canted two storey tower porch, whilst the west front has a central half round bay with hipped terminal wings and canted bays. Inside is a cantilevered stone staircase with iron balustrade and several ashlar Gothic fireplaces.

The building is in office use and it is situated within the built up area of Arnold but standing within a protected public open space.

Arnot Hill House is located within the park, at significant distance from the adjoining residential properties on the northern and eastern side, on Arnot Hill Road, and George Street. To the south, the park is adjoined by a dismantled railway.

Arnot Hill Park is located within walking distance to Arnold Town Centre and public transport is available on Nottingham Road.

Vehicular access to the park is made off Nottingham Road and parking is available on site for both employees and public users of the park. The parking areas for public users are limited to 2 hours from Monday to Friday and are located close to the vehicular entrance off Nottingham Road and close to the main entrance of the Civic Centre. The parking areas for employees are available for employees only from

Monday to Friday and are located as follows: one adjacent to Arnot Hill House, one behind the rose Garden and one to the south of the Civic Centre.

The park is accessible by foot from 4 points: off Arnot Hill Road, off Nottingham Road and off the dismantled railway.

Relevant Planning History

Recent planning history, relating to listed building consent for other internal alterations, comprises:

2016/0612 – Listed Building Consent was granted for internal alterations to Arnot Hill House.

2015/0750 – Listed Building Consent was granted for a joint security system.

2015/0565 – Listed Building Consent was granted for internal alterations to Arnot Hill House.

2013/0728 – Listed Building Consent was granted for alterations and improvements to the first floor, including works to windows and internal layout, floor finishes, doors and electrical services.

Proposed Development

Full Planning Permission and Listed Building Consent are being sought for a disabled access ramp and steps, metal railings and timber hand rail to rear entrance of Arnot Hill House.

A Heritage Statement was submitted with the application outlining the proposed works to be carried out and if the proposed works will have any impact on the Listed Building.

Consultations

Nottinghamshire County Council (Highways Authority) - We can confirm that no observations are required for the above application.

Adjoining neighbours have been notified and a Site Notice has been issued. No letters of representation were received as a result.

Nottinghamshire County Council (Forestry Officer) –

A revised plan was submitted on the 28th April 2017. The Forestry Officer is satisfied the proposed works to be carried out would not have any detrimental impact on the roots of the trees.

Gedling Borough Council (Conservation Officer) – Comments received, these are outlined below:

- The proposed ramp appears acceptable in its design, I would recommend approval subject to the railings being painted black;

- The drawing appears to indicate an edging course of bricks but this is not annotated and requires clarification as does the facing material to the walls of the ramp which should complement the rear wall of the main building in its appearance;
- A sample of the proposed timber handrail should be submitted for approval and details of how the rail and platform to the ramp will be attached to the main building should be submitted;
- I recommend that the tactile paving is buff coloured to match the colour of the building and/concrete surface of the ramp;
- No objections to the relocation of the bin store, however the bin store will be more prominently located than previously and I am concerned that the proposed screening will harm the setting of the listed building;
- In order to minimise the impact of the bin store the height of the proposed fence could be reduced to no more than 1.5m as this would be sufficient to hide the bins from view;
- The timber fence should be dark stained and finally planting in front of the fence would help conceal it even further;
- Details of the materials for the paving to the bin store should be submitted and it is possible that a flat surface may not be achieved given the proximity of the mature tree.

A revised plan and Heritage Statement were received on the 28th April 2017. The Heritage Statement and the revised plan satisfy the comments and concerns raised by the Conservation Officer.

Planning Considerations

The main issues involved in the determination of this application are the impact that the work would have on the special architectural and historic interest of the listed building.

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 (paras 131-134 of the National Planning Policy Framework (NPPF)).

The glossary to the NPPF defines significance in terms of heritage policy. This states that the interest of a heritage asset may be archaeological, architectural, artistic or Historic and that significance derive not only from a heritage asset’s physical presence, but also from its setting. The importance of understanding the significance of a heritage asset is developed in the Planning Practice Guidance (as updated April 2014) for understanding the potential impact and acceptability of development proposals and also the recently published Good Practice Advice Note 2 (April 2015) – 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, LPAs 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

Paragraph 132 of the NPPF states...that great weight should be given to the asset's conservation as heritage assets are irreplaceable... and that any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Emerging Part 2 Local Planning Document (LPD) (Moderate weight):

In accordance with NPPF para 216, moderate weight is given to LPD policies relative to the advancement of preparation, extent of unresolved objections and consistency with the NPPF. As such, the following policies set out in the LPD are afforded moderate weight:

- LPD27 (Listed Buildings) – (a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which preserve and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported;
- (b) Alterations, extensions and development to or within the setting of a Listed Building should consider the scale, form, mass, design, siting, detailing and materials.

The building, the subject of this application, is a Grade II listed building and as such a building of special architectural and historic interest.

During the processing of the application, a Heritage Statement was submitted which addresses the requirement of Paragraph 128 of the NPPF. I note the comments raised by the Conservation Officer and I am satisfied these concerns were addressed in the Heritage Statement and on the revised plan submitted on the 28th April 2017.

I note the comments from the Forestry Officer and I am satisfied that the proposed works would have no undue impact on the health of the trees.

In terms of visual amenity, I am satisfied, given the proposed disabled access ramp would be to the rear of the building occupying an area of hardstanding there would

be no undue impact on the character of the building or the facades with historic importance. I am also satisfied given the size and scale of the development that the ramp and steps would appear subservient to Arnot Hill House and would not adversely impact on the historic fabric of the building.

It is concluded that the proposed works would not adversely affect the special architectural and historic interest of this listed building and that the proposed access ramp and steps would ensure that the building is fully accessible and in its most appropriate use. I therefore recommend that Planning Permission and Listed Building Consent are granted.

Recommendation

To GRANT LISTED BUILDING CONSENT, subject to conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted revised plans and Heritage Statement received on the 28th April 2017, drawing no.: G17/AHH/DAR001.

Reasons

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

Reasons for Decision

In the opinion of the Local Planning Authority the proposal, as amended, will not significantly detract from the setting of the listed building or its special architectural and historic interest. It is considered therefore that the development, on balance, is in accord with the National Planning Policy Framework, The Gedling Borough Aligned Core Strategy and the Gedling Borough Replacement Local Plan (certain policies saved 2014).

Notes to Applicant

The Local Planning Authority has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by researching the history of the property with officers and tradespeople, who are able to carry out the work and agreeing an amended scheme, which is acceptable to the applicant, the local Planning authority and its heritage advisers.