



## Planning Report for 2020/1015



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



**Report to Planning Committee**

<b>Application Number:</b>	<b>2020/1015</b>
<b>Location:</b>	<b>Arnot Hill House Arnot Hill Park Arnold</b>
<b>Proposal:</b>	<b>Installation of a 16” diameter cast aluminium plaque on southern elevation of Arnot Hill House</b>
<b>Applicant:</b>	<b>Gedling Borough Council</b>
<b>Agent:</b>	
<b>Case Officer:</b>	<b>Cristina Dinescu</b>

**This application has been referred to the Planning Committee to comply with the Council constitution as the application is submitted by the Council and the property is owned by the Council.**

**1.0 Site Description**

1.1 The application site relates to Arnot Hill House, a grade II Listed building situated within Arnot Hill Park. The park comprises of numerous mature trees and open stretches of grassland through which a number of hard surfaced footpaths provide pedestrian walkways.

**2.0 Planning History**

2.1 Recent planning history, relating to listed building consent for internal/external alterations, comprises:

- 2012/1075 Listed Building Consent granted for works to first floor including removal of stud partition and addition of new stud partition to amend office layout.
- 2013/0728 Listed Building Consent granted for alterations and improvements to the first floor, including works to windows and internal layout, floor finishes, doors and electrical services.
- 2015/0750 Listed Building Consent granted for a joint security system.
- 2016/0612 Listed Building Consent granted for internal alterations in conjunction with change of use of Room 3 to marriage ceremonies (Permission for change of use to marriage ceremonies granted under ref.no.2016/0611).

### **3.0 Proposed Development**

3.1 The proposal seeks Listed Building Consent to install a cast aluminium plaque on rock faced stonework on the southern elevation of Arnot Hill House. The plaque would measure 40cm in diameter, it would be mounted on a circular hardwood base plate that would be attached to the mortar of the building with screws. The plaque would be painted in blue (Pantone 2935C).

### **4.0 Consultations**

4.1 Conservation and Heritage Officer – The blue plaque will highlight the birth place of Thomas Hawksley, water engineer and follows the traditional approach taken by Historic England in their Blue Plaques scheme to highlight the birth places of famous people. Minor harm to the setting of the listed building will result, however the public benefits outweigh the harm caused and the proposal therefore complies with relevant local and national policy criteria. The plaque shall be non-illuminated and non-ferrous screws shall be utilised. It is recommended that the application is approved.

4.2 Neighbouring properties have been notified through a Site and Press Notice. No letters of representation have been received as a result.

### **5.0 Relevant Planning Policy**

5.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

5.2 The following policies/documents are relevant to this proposal:  
- National Planning Policy Framework (2019): 16. Conserving and enhancing the historic environment;  
- Gedling Borough Aligned Core Strategy: Policy 11 – The Historic Environment.

5.3 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:  
- LPD 26 – Heritage Assets;  
- LPD 27 – Listed Buildings.

### **6.0 Planning Considerations**

6.1 The main consideration in determining this application is the impact of the proposed installation of the plaque on the special architectural and historic interest of the grade II listed building.

6.2 Significance is described in the NPPF as being the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. The building is a grade II listed building for its special interest.

- 6.3 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.4 Paragraph 194 of the NPPF advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- 6.5 Paragraph 196 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.6 The proposal seeks to erect a blue plaque in memory of Thomas Hawksley, water engineer who was a prominent local and nationally important engineer in the pioneering supply of clean water to households in Nottingham. In later life Thomas Hawksley designed and had built two water pumping stations to serve the local population, one at Papplewick and one at Bestwood, both being listed buildings. He was born in Arnot Hill House in 1807 and the blue plaque is a reference to the blue plaque scheme which was initiated by Historic England (formerly English Heritage). This scheme supported the commemoration of famous people by locating plaques to their memory on a building they had association with, either through birth or living there or similar. As such, the principle of placing the plaque proposed on the southern elevation is acceptable.
- 6.7 Given the plaque would be installed on a hardwood base plate which would be fixed on to the elevation utilising the mortar joints, it is considered the proposal would not harm the significance of the listed building.
- 6.8 The proposed plaque would affect the setting of the listed building however the level of harm would be minor and in my view it would be outweighed by the wider public benefit of providing social and recreational benefits within a public Park, to highlight the birth place and career of the region's most eminent water engineer.
- 6.9 As such, the proposal would comply with the NPPF Section 16 and policies LPD 26 and LPD 27 of the Local Planning Document.

**Recommendation: GRANT Listed Building Consent** subject to conditions:

## **Conditions**

- 1 The works authorised by this consent shall be carried out within 3 years from the date of this consent.
- 2 This consent shall be read in accordance with the application form, site location plan and details of the plaque received on 8th October 2020. The works shall thereafter be undertaken in accordance with these details.
- 3 The plaque hereby permitted shall be non-illuminated at all times.
- 4 Non-ferrous screws shall be utilised to fix the hardwood base plate on to the southern elevation of Arnot Hill House and the base plate shall only be fixed utilising the mortar joints.

## **Reasons**

- 1 In order to ensure that the works are commenced in a timely manner, as set out in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 In order to preserve the special architectural and historic interest of the listed building.
- 4 In order to preserve the special architectural and historic interest of the listed building.

## **Reasons for Decision**

In the opinion of the Local Planning Authority the proposed installation of the plaque on the southern elevation of Arnot Hill House is acceptable and would not result in harm to the historic fabric and the minor harm that would result on the setting of the listed building would be outweighed by the public benefit of providing social and recreational benefits within a public Park, to highlight the birth place and career of the region's most eminent water engineer. The proposal would comply with the NPPF Section 16 and policies LPD 26 and LPD 27 of the Local Planning Document.

## **Notes to Applicant**

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.