



## Planning Report for 2021/0151



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**

**Application Number:** 2021/0151  
**Location:** Arnot Hill House Arnot Hill Park Arnold  
**Proposal:** Fire alarm upgrade.  
**Applicant:** Gedling Borough Council  
**Agent:**  
**Case Officer:** Cristina Dinescu

**This application has been referred to the Planning Committee as Arnot Hill House is owned by Gedling Borough Council.**

**1.0 Site Description**

1.1 The application site relates to Arnot Hill House, a grade II Listed building set upon the brow of a hill overlooking the manmade lake below, set within mature Parkland amid 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).

- 2020/1015 Listed Building Consent granted for installation of a 16” diameter cast aluminium plaque on southern elevation of Arnot Hill House.

### **3.0 Proposed Development**

- 3.1 The proposal seeks Listed Building Consent for works associated with the installation and upgrade of the fire alarm system involving the protection of a gas meter to the void underneath the main internal staircase and a new timber stair case to improve access to the cellar together with fire protection to the ceiling of the cellar. The works are required as the protection of the office building is of high importance.

### **4.0 Consultations**

- 4.1 Conservation and Heritage Officer – The works are acceptable subject to a further detail of the proposed door to be inserted. This may be a condition attached to the permission.
- 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 works 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 proposed works involve the installation and upgrade of the fire alarm system, protection of a gas meter to the void underneath the main internal staircase and a new timber stair case to improve access to the cellar together with fire protection to the ceiling of the cellar. The works proposed are justified as the protection of the office building is of high importance. The works proposed are the minimum required to achieve the desired protection.
- 6.7 The proposal is to close off the area under the stairs by appropriate partition to protect the gas meter and this would have minimal impact upon historic fabric and is reversible. Also, the cupboard protecting the electric meter and associated working would be removed and replaced with a fire resistant cupboard wall. Access in to the cellar is required and a timber stair would help achieve this. The works proposed to protect the cellar from fire would be acceptable.
- 6.8 For the main rooms, the cables to fire alarms would be in white covered conduits straight to each alarm. It is accepted that there would be some visual harm to the ceiling and room appearance, however given the office use and the need to protect the building, the public benefits outweigh the less than substantial harm caused.
- 6.9 The works proposed would also involve the replacement of the door to room 13 with a design based on that to room 12. Precise details of the door to be replaced would be required and this would be secured via condition.
- 6.10 The minor harm caused by the proposed works, in particular to the main room ceilings by conduits to the alarms, would be outweighed by the public benefits of installing an up to date fire alarm system to protect the grade II Listed building and ensuring its continued use.

6.11 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, Installation Instructions, Installation Method Statement and deposited plans, drawing no's/titles G20/AHH/FA02 and 'Gas Meter Cupboard Location', received on 12th February 2021, and drawing no. G20/AHH/FA004A received on 18th February 2021. The works shall thereafter be undertaken in accordance with these details.
- 3 Precise details of the replacement door to room 13 shall be submitted to and approved by the Local Planning Authority before the replacement door is installed. The door shall be installed in accordance with the approved details and shall be retained thereafter.

### **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.

### **Reasons for Decision**

In the opinion of the Local Planning Authority the proposed works involved in upgrade of the fire alarm system are acceptable and the minor harm caused by the proposed works would be outweighed by the public benefits of installing an up to date fire alarm system to protect the grade II Listed building and ensuring its continued use. 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.