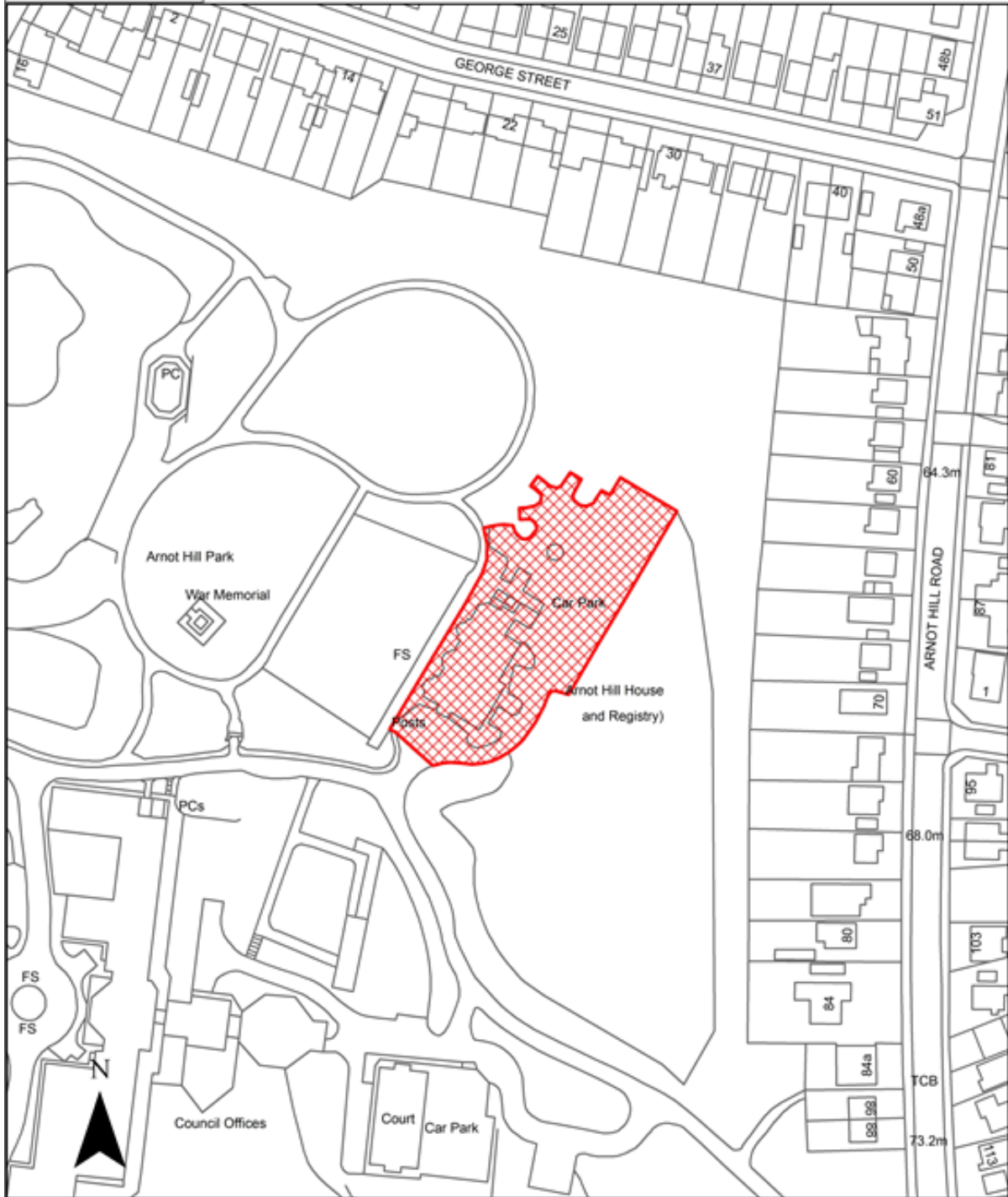




Application Number: 2015/0565

Location: Arnot Hill House, Arnot Hill Park, Arnold, Nottinghamshire.



NOTE:

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Report to Planning Committee

Application Number:	2015/0565
Location:	Arnot Hill House, Arnot Hill Park, Arnold, Nottinghamshire.
Proposal:	Internal alterations to Arnot Hill House.
Applicant:	Gedling Borough Council
Agent:	Gedling Borough Council
Case Officer:	Elizabeth Campbell

This application is referred to the Planning Committee because Arnot Hill House is owned by Gedling Borough Council and the application is submitted by the estates department in connection with internal alterations to this Grade II listed building.

Site Description

Arnot Hill House is a Grade II listed building dating from 1866 and sited within Arnot Hill Park. 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 open space- public.

Relevant Planning History

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

Proposed Development

Listed Building consent is sought for internal works to upgrade the office facilities on the ground floor namely:

- Installation of an access control intercom system comprising 10plus1buttoned panel in the entrance porch (on the right hand side) connected by cabling along existing routes or along skirting boards or over suspended ceilings to nine rooms on the ground floor with a receiver in each room being used
- Installation of new data points in 3 no. ground floor rooms to enable the rooms to be used as offices. The data points would be surface mounted on the wall above the skirting boards. The cable routes will be run from the existing "communications cupboard" on the ground floor.
- Installation of additional double power points in 2no ground floor rooms (the Bowers Room and Hawksley Room) to enable them to be used as office space.

A heritage statement has been submitted in support of the application. Of relevance are the following statements:

- The new intercom system will be supplied and fitted by the Police and Crime Commissioner organisation, which occupies the first floor of the building.
- Where cables are exposed they are to run directly below existing decorative ceiling coving, above a picture rail or along the top of existing skirting and door architrave. Cable drops will be in the corners.
- New power points and data points will be mounted on walls directly above skirting board

Principles of the works

- Cables are concealed within existing conduit, trunking and suspended ceilings, wherever possible, and where exposed run close to existing features
- Existing service holes are used wherever possible
- No cable will pass through decorative coving or timber skirting and architrave
- There will be no new plastic conduit or dado compartment trunking
- New cable runs are minimised

Justification of the Works

- Currently part of the ground floor is unoccupied
- The existing provision is inadequate for modern office/commercial use
- The building is located within a public park and to maintain security of the building the main entrance door is permanently locked.
- Visitors to the building are having difficulty gaining access, hence the requirement for a suitable intercom system.
- The Police and Crime Commissioner's office on the first floor have insisted on the current security arrangements and have proposed the intercom system (which will be also linked to the first floor but be the subject of a separate listed building application)

The revised plan, showing the intercom panel on the right hand side rather than the left hand side, has been submitted because of fire emergency cables running up the left hand side.

Consultations

The application has been advertised on site and in the press. The consultation period expires on 30th June. No representations have been received to date.

Historic England has been notified. Any comments received will be reported verbally at Planning Committee.

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 derives 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) in understanding the potential impact and acceptability of development proposals and the recently ((April 2015) published 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, 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 including ...working with owners to make better use of historic assets

Appendix E of the GBACS refers to saved policies contained within the Gedling Borough Replacement Local Plan (certain policies saved) 2014. The only relevant policy ENV 19 (Extension or alteration to a listed building) has been replaced by the National Planning Policy Framework (paras 132 – 141). This 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.

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

With respect to the proposed works –there are no features of architectural or historic interest which will be affected. Furthermore, as indicated in the heritage statement, the proposed ducting, cabling and power points are all designed to run discreetly within existing trunking, above suspended ceilings or immediately above skirtings or a picture rail.

Parts of the ground floor are empty and these works will bring the ground floor back into an appropriate use, maintain security, bring the services up to modern standards and provide visitors to the building a person friendly intercom system.

It is concluded that the proposed works will not adversely affect the special architectural and historic interest of this listed building and that the alterations will ensure that the building is fully used and in an appropriate use. I therefore support this application

Recommendation:

To GRANT LISTED BUILDING CONSENT 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 received on 22 May 2015, as amended by the Heritage Statement and location plan received by email on 1st June 2015, the details of the button panel and handset received by email on 11th June 2015 and the revised plan received by email on 16th June 2015.

Reasons

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990, as amended by 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 work has been designed to minimise the impact on the special architectural and historic interest of this listed building, whilst ensuring it continues in its use as offices. 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 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.

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 on site and negotiating a revised scheme, which is acceptable to the applicant, the Council as Local Planning Authority and its heritage advisers.