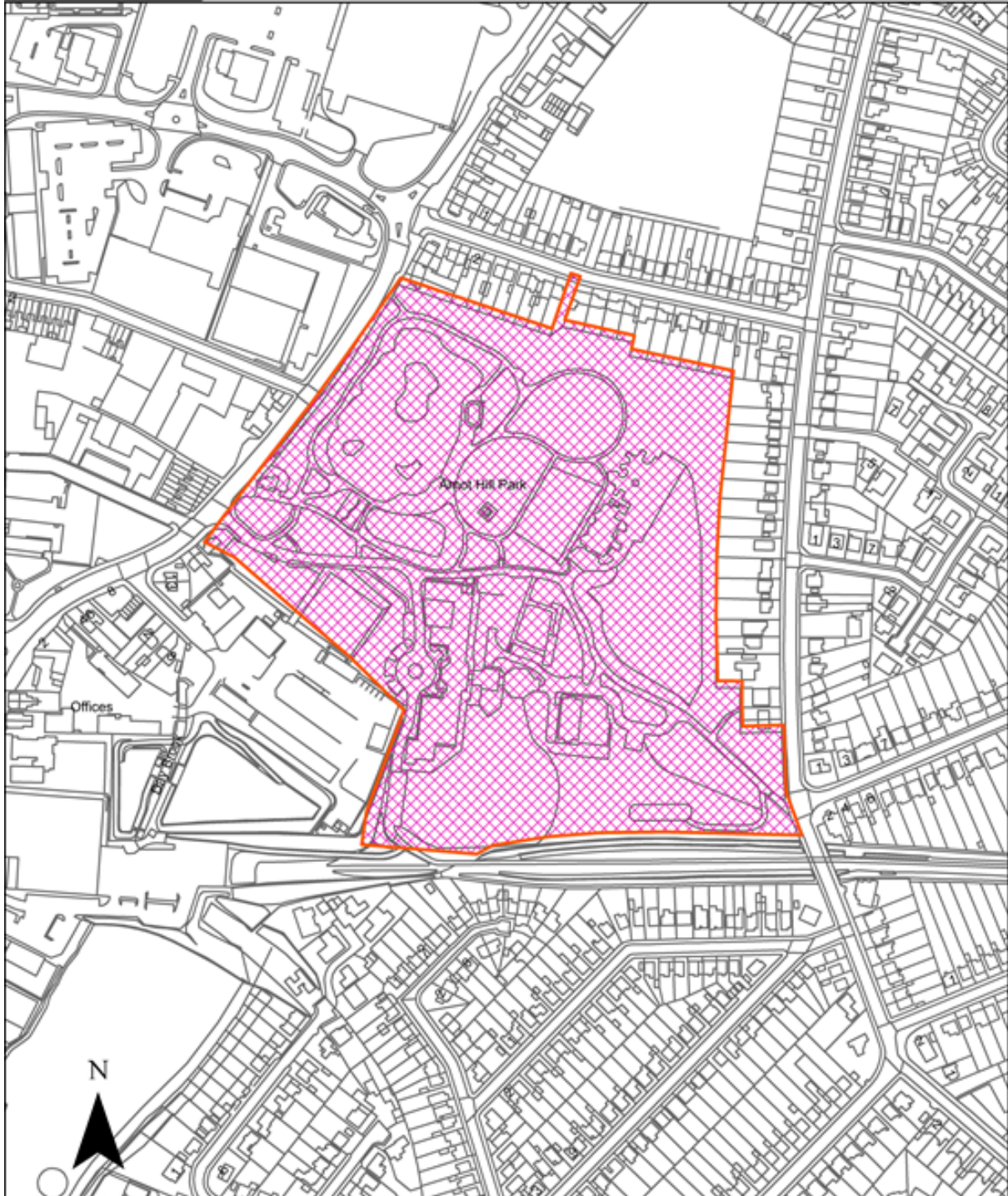


Application Number: 2015/0674

Location: The Lodge, Arnot Hill Park, Nottingham Road, Arnold.



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 No. LA 100021248
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Report to Planning Committee

Application Number:	2015/0674
Location:	The Lodge, Arnot Hill Park, Nottingham Road, Arnold.
Proposal:	Internal & external works as per plan drawings ref: G15/AHPL/01 - 02 & 03.
Applicant:	Gedling Borough Council
Agent:	Mr Steve Wiseman
Case Officer:	Elizabeth Campbell

This application is presented to the Planning Committee because the building is owned by Gedling Borough Council

Site Description

The Lodge is a small detached single storey building at the former vehicular entrance, from Nottingham Road, to Arnot Hill House and is now one of the pedestrian entrances into Arnot Hill Park. It is a stone building with slate roof. On the back of the building there is a small brick built flat roof extension. The Lodge has previously been used as the residence for the Borough Council's caretaker and as a storage facility by Leisure Services and most recently as a Youth One Stop Shop.

Arnot Hill House is a Grade II listed building (since 1987) and The Lodge is treated as listed being within its curtilage at that date. It is also a locally listed building in its own right.

The building stands within the built up area of Arnold but protected open space.

Relevant Planning History

2006/0177 - Conditional permission granted for change of use of building, including construction of entrance ramp and timber ramp to back door, to Youth One Stop Shop

Proposed Development

This is an application for listed building consent for:

Externally:

- The addition of a door buzzer, for security purposes, glued onto the timber frame of the front door. In addition there would be a small instruction plaque in

- rigid plastic
- Replacement of the notice with one of the same size and using the same posts
- Metal brackets to be fixed onto the back wall of the extension on which to hang the boat, which is used for access across the Park lake

Internally:

- Provide and fix a timber door, between the front room and the kitchen, with the frame and door to match the existing modern doors in the building

In support of the application a heritage statement states:

- The external works will not affect the visual appearance of the building
- The internal works will match existing fittings and fixtures and with drains and pipes being put through existing holes in the fabric

Justification of the works

The building has been previously converted to office accommodation with kitchen and toilet. Currently the building is unoccupied and the Council, as owners of the building, propose to let this space to a charitable organisation to use as offices and small scale activities. The Council will arrange for, or supervise works, in order to meet an agreed specification.

There is a companion application under 2015/0681 for planning permission to change the use of the building from a drop in youth centre (sui generis) to office.

Consultations

The application has been advertised on site and in the press. No representations have been received to date.

Historic England - No intention to comment and recommend application is determined in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, the Planning Practice Guidance and the Historic Environment Good Practice Advice in planning –notes 1-3

Planning Considerations

The main consideration in the determination of this application is 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 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.

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.

Appendix E of the GBACS refers to saved policies contained within the Gedling Borough Replacement Local Plan (certain policies saved) 2014.

Policy ENV 19 (Extension or alteration to a listed building) has been replaced by the National Planning Policy Framework (paras 132 – 141). Paragraph 134 requires that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that conservation of heritage assets can make to sustainable communities.

The building, the subject of this application, is treated as being part of a listed building because it stands within the former curtilage of Arnot Hill House. It is also a locally listed building.

Policy ENV22 states that planning permission for development which would affect a local interest building or its setting will be granted provided:-

- The appearance or character of the building and its setting are safeguarded; and
- Any significant harm caused by the development would be outweighed by significant local community or environmental benefits

As noted by the applicant there is very little impact on the building either internally or externally. Furthermore this proposal is companion to the change of use application which will bring this unoccupied building back into an appropriate use. There have been no representations received to date.

I therefore consider that the proposal accords with the above policies and in conclusion, I support this application.

Recommendation:

To GRANT LISTED BUILDING CONSENT subject to the following conditions:

Conditions

1. Any work must be begun not later than three years beginning with the date of this consent.
2. The development shall be carried out in accordance with the submitted application form, location plan G15/AHPL/03, block plan (G15/AHPL/02), heritage statement, floor plan (G15/AHP/01) and photos all received on 11 June 2015, as amended by drawing no. G15/AHP/01 in respect of the position of the new door and frame, received on 9 July 2015. All work shall be carried out in accordance with these approved details.

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

Reasons for Decision

It is not considered that the proposed alteration will detract from the special architectural and historic interest of this listed building. It is considered, therefore, that it will be in accordance with The National Planning Policy Framework, the Planning Practice Guidance, the Gedling Borough Aligned Core Strategy and the Gedling Borough Local Plan (certain policies saved 2014).

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 discussing the proposal with the applicant and meeting them on site and agreeing a scheme, which is acceptable to the applicant, the Council and its heritage advisers.