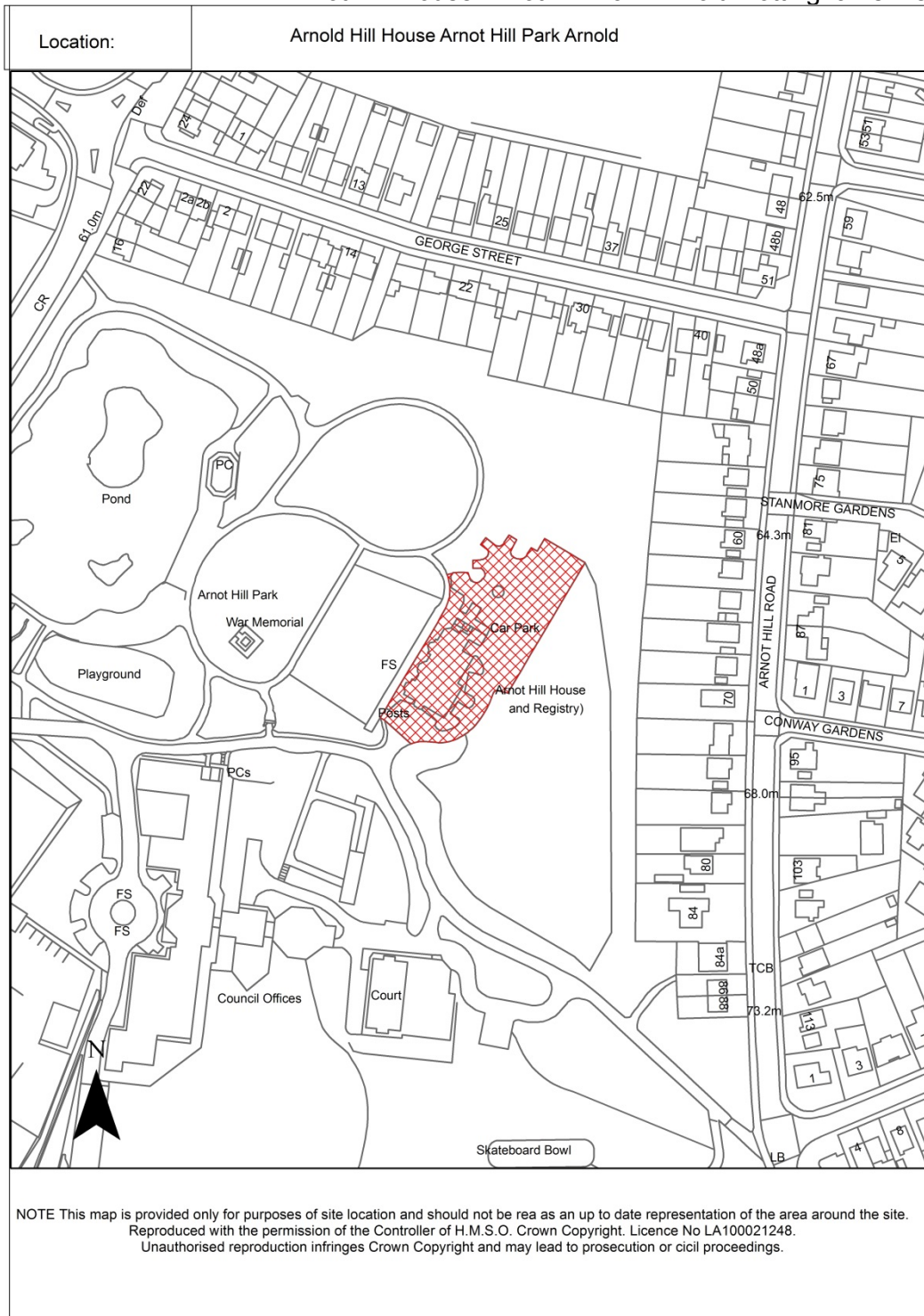


Application Number: 2015/0750

Location: Arnot Hill House Arnot Hill Park Arnold Nottinghamshire.



Report to Planning Committee

Application Number: 2015/0750

Location: Arnot Hill House Arnot Hill Park Arnold Nottinghamshire

Proposal: Proposal to improve security at Arnot Hill House for the Police and Crime Commissioner. (PCC Office)

Applicant: Mr Darren Edwards

Agent:

Case Officer: Elizabeth Campbell

This application is 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. 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, comprise:

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

2015/0565 Listed Building consent granted on 1st July 2015 to install, to serve the ground floor offices, an access intercom system; new data points and double power points

Proposed Development

This application is submitted by the Police and Crime Commissioner, who with his officers, occupies the first floor of Arnot Hill House.

The proposal, which is designed to improve security, comprises:

- ❑ Inner window grille to the window pane beneath the main staircase to match an existing grill directly above it. The grille would be white powder coated metal i.e. as the existing one and it would be screwed into the frame sides/reveals.
- ❑ Video call panel (disability friendly) fitted within the front entrance porch to the right side of the window frame (alongside the front door) i.e. in the same position as the 10 button panel approved on 1st July. Cabling would be through the wall and chased up the corner of the hallway to existing cable conduits and thence to the ground floor server room and up through existing ducting to the first floor offices, of the Police and Crime Commissioner
- ❑ Replacement front entrance porch light matching the existing white fitting (with white oval light) but with LED light with built in sensor

Consultations

Historic England - The proposals are minor and therefore we do not intend to comment in detail. Recommend the 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.

A Site Notice has been posted and the proposal has been advertised in the Press. No representations have been received in response to date. The site notice does not expire until 10th August. Any responses received by this date will be reported verbally at 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. 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. 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

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:

- ☐ Inner window grille – whilst this is of a modern design it would match the existing one and it would be easily removed if desired and the screw holes made good.
- ☐ Access Control – the panel would be fixed alongside the panel approved under 2015/0565 and the cabling will follow routes of existing conduit, already approved in 2013.
- ☐ Porch Lighting – The proposed light will look identical to the existing, which is a plain oval fitting, which does not detract from the special architectural or historic interest of the listed building.

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: 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 consent
2. The development hereby approved shall be carried out in accordance with the submitted application form, location plan, the dextra lighting details, the video call point details, Plan 1 (existing and proposed layout) and 7no photos received on 22 June 2015, as amended by clarification on the light fitting for the porch received by email on 9th July 2015 and clarification on the method for fixing the grille and the positioning of the video call panel received by email on 31st July 2015. The development shall be carried out in accordance with the approved plans.

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 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.

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.

