



Application Number: 2016/0612
Location: Arnot Hill House, Arnot Hill Park Arnold,
Nottinghamshire.



NOTE:
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Report to Planning Committee

Application Number: 2016/0612

Location: Arnot Hill House, Arnot Hill Park Arnold.

Proposal: Internal alterations in Arnot Hill House.

Applicant: Ms Hazel Tait

Agent:

Case Officer: Christina Dinescu

Background

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, in a prominent location.

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 public open space.

Vehicular access to the park is made off Nottingham Road and parking is available on site for both employees and public users of the park. The parking areas for public users are limited to 2 hours from Monday to Friday and are located close to the vehicular entrance off Nottingham Road and close to the main entrance of the Civic Centre. The parking areas for employees are available for employees only from Monday to Friday and are located as follows: one adjacent to Arnot Hill House, one behind the rose Garden and one to the south of the Civic Centre.

The park is accessible by foot from 4 points: off Arnot Hill Road, off Nottingham Road and off the dismantled railway.

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.

2015/0750 Listed Building Consent granted for a joint security system.

Pre-application advice was given in 2015.

There is a current planning application for change of use to marriage ceremonies for Room 3 – ref. No. 2016/0611. The application has the recommendation for approval.

Proposed Development

Listed Building Consent is sought for internal works to upgrade Room 1 and Room 3 and other areas in Arnot Hill House for the Registrar's activity as follows:

- Front entrance / porch area: white paint to pillars and walls, door to be painted black, gilt effect paint to the featuring moulding around the front door.
- Hallway covering all of the downstairs area but not the stairs, using Dulux heritage paints: all upper wall and all parts where there is no moulding – Dulux heritage paints “lead white”; all lower parts of the wall and moulding work to be “Swedish white”.
- Room 1: all walls “Dale white”, all paint work “Swedish white”.
- Room 3: top part of the walls and paintwork “Roman white”, middle part “Pale sepia”, bottom part “Biscuit beige”; Chandelier as main light and wall lights to complement the chandelier; Mirror above the fireplace; framed painting or mirror on back wall between the two wall lights; drapes for windows.
- Toilets to be redecorated.
- Trellis to be erected to cover the bins at the rear exit from the building.

Consultations

Historic England – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Adjoining neighbours have been consulted and a Site Notice was posted. The application was also advertised in the local Press. No letters of representation were

received as a result.

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 includingworking with owners to make better use of historic assets

Paragraph 132 of the NPPF 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 described works, the proposal involves mainly re-painting the walls in a more appropriate colour scheme with the age of the building and fitting other features like a chandelier and drapes which in my view would complement the use of the rooms for the Registrar’s activity.

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 permitted shall be completed in accordance with the application form, site location plan and description of works and heritage statement submitted on 25th April 2016.

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

The proposed works have been designed to minimise the impact on the special architectural and historic interest of this listed building, whilst ensuring it continues to be in use. 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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 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.