

# Delegated Report - Listed Building for P/2019/01518

<b>Application Number</b>	P/2019/01518	
<b>Planning Officer</b>	Alan Harvey	
<b>Application Type</b>	Listed Building Consent	
<b>Site Address</b>	Marchington Hall Hall Road Marchington ST14 8LG	
<b>Proposal</b>	Listed Building Consent to replace damaged window stonework, water pipework housing and water-damaged internal plasterwork	
<b>Expiry Dates</b>	<b>Weekly List</b>	8/1/2020
	<b>Neighbours</b>	11/1/2020
	<b>Consultations</b>	8/1/2020
	<b>Site Notice</b>	20/1/2020
	<b>Newspaper Advert</b>	10/1/2020
<b>Application not Determined within Statutory Time Period - Reason</b>	-	
<b>Environmental Assessment</b>	<b>Screening opinion undertaken</b>	n/a
	<b>Schedule 1 or 2</b>	n/a
	<b>EIA Required</b>	No
<b>Relevant Planning Policies/Guidance</b>	<b>Government Documents</b>	Planning (Listed Building and Conservation Areas) Act 1990 The National Planning Policy Framework The National Planning Practice Guidance
	<b>Local Plan Policies</b>	SP25, DP5
	<b>Supplementary Planning Documents</b>	East Staffordshire Design Guide
	<b>Other Policies/Guidance</b>	Marchington Neighbourhood Plan
<b>Relevant History</b>	None relevant	
<b>Consultation Responses</b>	<p><b>Historic England</b> - no comments but advises guidance should be taken from the ESBC Conservation Officer.</p> <p><b>ESBC Conservation Officer</b> - responded on application as submitted as follows :-</p> <p><i>"I have been consulted on this application and had briefly discussed the ongoing issue with water ingress with the owner prior to the application being submitted.</i></p> <p><i>The property has an external water tank at roof level, largely hidden from view in a valley. The water tank is clearly not an original feature and where its structure abuts the roofslopes the lead dressings have failed leading to water ingress, in addition where the various waterpipes enter the building through the roofslope a timber cabinet has been constructed to provide weather protection. This timber structure is also deteriorating allowing water ingress. The arrangement likely dates from the early 20th century and whilst of no architectural interest it has some minor historic interest as an example of a somewhat convoluted early water installation and avoids being harmful to architectural character by being hidden away in the valley. The works seek to renew leadwork and the timber structure of the weatherproof upstands to ensure that the existing water arrangement is retained whilst eliminating issues with water ingress. I have no objection to this element of the proposal.</i></p> <p><i>The window repairs address elements where there has been loss of fabric, mostly near</i></p>	

	<p><i>joints where corners of mullions have been lost and a transom which is cracked roughly one third across its span. The work is clearly necessary and is focused on the two windows in the building where deterioration and defect is evident. The replacement of the cracked transom is particularly justified, and the broad specification included in the supporting documentation is reasonable, however I would question whether there has been consideration of repair by removing the defective masonry and securing with stainless steel dowel. It may be that the diameter of the transom is insufficient to take pinning, but there is little to suggest that less invasive alternatives have been considered. We should ask the applicant if alternatives have been considered, particularly in regard the cracked transom, if alternatives to replacement are not practical then a condition should be applied requiring details of the proposed replacement stone and more precise details of the extent of replacements and methods of fixing of the new work to the old.</i></p> <p><i>Similarly the repair to plasterwork and possible repair to underlying structure should be subject to a condition requiring submission of details, this may not be possible until existing damaged plaster is removed so that underlying masonry can be inspected.</i></p> <p><i>Subject to these conditions I would be satisfied that listed building consent can be granted for works which are largely of repair and which are clearly necessary on the basis of the information provided. Subject to these conditions the proposal would 'preserve' a grade II* listed building and achieve the 'desirable' objective described in section 16 of the planning (Listed Buildings and Conservation Areas) Act 1990."</i></p> <p>In the light of the above the applicant was asked whether alternative repairs had been considered and when the applicant confirmed this was the case, the ESBC Conservation Officer responded further as follows:-</p> <p><i>"I am satisfied with the response received (in relation to alternative solutions) and as such would have no objection subject to the suggested condition that "requiring details of the proposed replacement stone and more precise details of the extent of replacements and methods of fixing of the new work to the old."</i></p> <p><i>I would (also) expect a quarry name, a shaded version of the window drawings showing the extent to which stone would be replaced and some detail of how the new and old stone will be joined, likely via insertion of dowels of some corrosion resistant material (stainless steel, phosphor bronze, carbon fibre etc)."</i></p>
<b>Parish Council</b>	Marchington Parish Council - states that it "wishes to make no comment."
<b>Neighbour Responses</b>	No representations received within the statutory consultation period.
<b>Human Rights Act Considerations</b>	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.
<b>Crime and Disorder Implications</b>	It is considered that the proposal does not raise any crime and disorder implications.
<b>Equalities Act 2010</b>	Due regard, where relevant, has been given to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
<b>Planning Officer's Assessment</b>	<p><b>Site Description</b></p> <p>The Grade II* listed Marchington Hall is situated on the northern side of Hall Lane in the Marchington Conservation Area. To the north is open countryside, otherwise the Hall is surrounded by other residential properties at the periphery of the village.</p> <p>The list entry for Marchington Hall describes it as <i>"House. c.1690 with later additions. Red brick (Flemish bond) with ashlar quoins and dressings; plain tile roofs with coped</i></p>

verges on kneelers; brick panelled ridge stacks. 2 parallel ranges aligned north-south with additions to west and north-west. South front: 2 storeys and attic with boldly moulded eaves cornice and central balustraded parapet between 2 gables capped by ball finials quoins of unequal length, those to ground floor plain, those to first floor with chamfered rustication; 5 bays, cross windows with raised and ovolo-moulded surrounds, and plain mullions and transoms, containing casements with leaded lights, continuous hood mould to ground floor windows stepped up over central door; the latter has heavy moulded surround and broken pediment containing pedestalled pineapple motif. Low mid-late C19 wing to left: 1 storey; 1:3 bays, slightly set-back blind bay to left, 2 cross windows to centre with moulded surrounds, door to left with ovolo-moulded surround. North front: 2 storeys and attic, boldly moulded eaves cornice, gables to left and right capped by ball finials, quoins of unequal length, those to ground floor plain, those to first floor chamfered; 5 bays, cross windows to the 3 central bays with flat brick arches and raised keystones, those to ground floor have continuous hood mould; ground floor windows to left and right incorporate glazed doors with semi-circular heads; central half-glazed door with ovolo-moulded surround; C18 clock between the 2 gables, with associated bells over. Single-storey extension to right in front of, and partly masking, C19 wing; 1:3 bays, glazing bar casements, gabled bay to left. Interior: Staircase with turned balusters and faceted newel finials, partly re-set; exposed main ceiling beams, ovolo-moulded, hollow chamfered or stopped and chamfered; timber framed partition in east range extending from ground floor to roof; fireplace in The Hall has elaborately carved oak arch, re-set; pine panelling in The Dining Room."

### **Proposals**

This application for listed building consent relates to alterations to the building to include

- to replace damaged window stonework,
- to replace water pipework housing and
- to repair and replace water-damaged internal plasterwork

The submissions were accompanied by a Heritage Statement and clarification as to the background to the works was sought during the application process in the light of the input of the ESBC Conservation Officer (as is set out above).

### **Assessment**


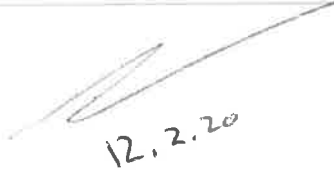
The main consideration in the determination of this application for listed building consent is the heritage asset impact implications.

The NPPF states that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Again, as for the Section 72 duty referred to above, case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations.

Strategic Policy 25 states that Development proposals should protect, conserve and enhance heritage assets and their settings, taking into account their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Detailed Policy 5 of the East Staffordshire Local Plan states that alterations, extensions or development which adjoins a listed building must respect the context of the character and appearance of the heritage asset. It is expected that alterations and extensions to listed buildings should generally preserve and enhance the integrity and setting of a listed building without harm.

In overall terms the internal plaster works and water tank repairs are considered to be necessary in nature and therefore acceptable. With regard to the proposed works to the

	<p>window units, these are also considered to be acceptable given that they are replicating the style and form.</p> <p>As such the proposals are considered to be appropriately sympathetic to the host Grade II* listed building as well as the character and appearance of the streetscape of the conservation area. Conditions will ensure that the works are executed to the necessary standard commensurate to a Grade II* listed building.</p> <p>As noted above Marchington Parish Council states that it <i>"wishes to make no comment."</i></p>
<b>Planning Officer's response to Parish Council</b>	
<b>Conclusion (including Signature &amp; date)</b>	<p>The proposed works, subject to the recommended conditions, will not have a detrimental impact upon the character or appearance of this Grade II* Listed Building in accordance with Policies SP25 and DP5 of the East Staffordshire Local Plan and Section 16 of the National Planning Policy Framework.</p>
	 11.2.2020  12.2.20
<b>Engagement</b>	<p>During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the works comply with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure works that improve the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>
<b>Section 106 required?</b>	No
<b>Draft Decision Notice checked by Planning Officer or Team Leader</b>	
<b>Team Leader Comments</b>	