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Dear Members

### **Planning Committee**

A meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on Wednesday, 7 November 2018 at 6.30pm** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

*A.R. Well*

Head of Law and Administration

## PLANNING COMMITTEE - 7 NOVEMBER 2018

Chairman Councillor R M Sutherland  
Vice-Chairman Councillor A S Harp

### A G E N D A

- 1 Minutes
- 2 Apologies
- 3 Declaration of Member's Interests/Lobbying
- 4 Delegated Applications

Details of Delegated applications will be set out in **Section 6 of Digest No 248 due to be published on Friday 2 November 2018**

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6 Planning Appeals	11 - 14

### MEMBERSHIP

**Chairman Councillor R M Sutherland**

C A Baron	W J Kemp
G R Collier	D B Price
B M Cross	J K Price
I E Davies	G O Rowlands
M G Dodson	R M Sutherland
A S Harp	C V Trowbridge
E G R Jones	

**(Substitutes - F Beatty, R J Draper, A P Edgeller, J Hood, S Learoyd)**

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PLANNING COMMITTEE - 7 NOVEMBER 2018

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Ward Interest - Nil

**Planning Applications**

*Report of Head of Development*

**Purpose of Report**

To consider the following planning applications, the reports for which are set out in the attached **APPENDICES**:-

		<b>Page Nos</b>
<b>18/28894/LBC 18/29259/FUL</b>	<b>Ancient High House, Greengate Street, Stafford</b>	4 - 10

The matter is referred to the Committee as the Borough Council is the applicant

Officer Contact - Richard Wood, Development Lead (Large Scale) - Telephone 01785 619324

**Previous Consideration**

Nil

**Background Papers**

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

<b>Application</b>	<b>18/28894/LBC</b> <b>18/29259/FUL</b>	<b>Case Officer</b>	Ed Handley
<b>Date Registered</b>	11 September 2018	<b>Target Decision Date</b> <b>Extended To</b>	6 November 2018 -
<b>Address</b>	Ancient High House Greengate Street Stafford	<b>Ward</b>  <b>Parish</b>	Forebridge  -
<b>Proposal</b>	Install security gate and security bars to the existing front porch		
<b>Applicant</b>	Stafford Borough Council		
<b>Recommendation</b>	18/28894/LBC Approve, subject to conditions 18/29259/FUL Approve, subject to conditions		

## REASON FOR REFERRAL TO COMMITTEE

This application has been referred to committee because the applicant is Stafford Borough Council.

### Context

The Ancient High House is a grade II\* listed building within Stafford town centre and lies within the Stafford conservation area.

It is a highly significant and well preserved timber framed building of late the 16<sup>th</sup> Century which displays the wealth and high social status of the original builder through its size, highly decorative external framing, and larger areas of glazing. The latter a novelty for its period.

The building underwent an extensive and sympathetic programme of repairs and restoration in the 1980s which removed later accretions and revealed the original character of the property. Some of these repairs have since shown signs of decay and remedial action has recently been taken under 15/23307/LBC.

This proposal is for the installation of security gates and bars to the front porch. The gates would be made of steel with vertical bars to a dual-curved top rail with decorative finial features at either side, whilst the bars in the side elevations would be timber

## **Officer Assessment – Key Considerations**

### **1. Character and appearance / Heritage conservation**

During extensive restoration works in the 20<sup>th</sup> Century the porch was added to replicate an earlier removed feature.

Whilst the Conservation Advisor notes that the porch doorway would historically have been open so it would be preferable not to have to infill the opening it is accepted on historic building grounds that this is a necessary measure to ensure the long-term safeguarding of the historic fabric of the building as this has been damaged in recent years.

The Conservation Advisor does however acknowledge that timber framed porches of the 16<sup>th</sup> and 17<sup>th</sup> century often had slender mullions in their open side “windows”, so there is a precedent for this alteration.

Overall, it is considered that the public benefit of safeguarding the preservation of the listed building outweighs this small degree of harm. Furthermore, the form of the gates has been carefully designed to balance functionality and aesthetics and they will be folded back when the building is open to the public and so would not be readily noticeable.

It is advised that conditions are attached to any grant of consent to secure details of the proposed hinge fixings, the detailed design of the finials and for the gates to have a matt black colour finish.

Policies and Guidance:-

National Planning Policy Framework  
Paragraphs: 124, 127, 128, 130, 190, 192 & 193

The Plan for Stafford Borough  
Policies: N1 Design; N8 Landscape Character; N9 Historic Environment  
Supplementary Planning Document (SPD) – Design

### **2. Residential amenity**

The proposal would not result in any implications with regard to amenity.

The Plan for Stafford Borough  
Policies: N1 Design  
Supplementary Planning Document (SPD) - Design

### **3. Access and parking**

The proposal would not result in any access and/or parking implications.

Policies and Guidance:-

National Planning Policy Framework  
Paragraphs: 105 & 106

The Plan for Stafford Borough

Policies: T1 Transport; T2 Parking and Manoeuvring Facilities; Appendix B – Car Parking Standards

### **4. Other**

Cadent have provided a representation stating that there is apparatus within the vicinity of the proposal. An informative should be attached to any approval to bring this matter to the attention of the Council.

### **5. Conclusion**

It is considered that the proposed gates would result in a small degree of harm to the significance of the heritage asset which would be outweighed by the public benefits of the proposal in securing the ongoing safeguarding of the historic fabric of this grade II\* listed building. The proposal is, therefore, considered to be in accordance with paragraph 196 of the NPPF.

### **Consultations**

Historic England:

Please seek the views of your specialist conservation advisor.

Conservation Advisor:

(Comments dated 23 October 2018):

There is no historic building objection to the principle of this application or to the revised design for the gate shown on drawing 0.3.

To reiterate my previous comments the porch doorway would historically have been open and it would be desirable not to have to infill the opening as proposed. Timber framed porches of 16<sup>th</sup> and 17<sup>th</sup> Century date often had slender mullions in their open side 'windows' so there is a precedent for this alteration. However, the damage to historic fabric in recent years poses a risk to the proper preservation of the grade II\* listed building such as to require implementation of the limited security measures proposed. Although the proposals would cause an element of harm the submitted design of the porch gates has been carefully designed to balance functionality and aesthetics. The gates would be folded back when the Ancient High House is open to the public and not be readily noticeable. The public benefit of safeguarding the preservation of the building is considered to outweigh the small degree of harm arising from this proposal.

(Comments dated 3 October 2018):

No objection.

The Ancient High House is a grade II\* listed building in the centre of Stafford Conservation Area. It is an imposing timber framed building of late 16<sup>th</sup> Century date, it is arguably the largest timber framed town house in England and has a major townscape presence in the town centre. The building was extensively restored in the latter part of the 20<sup>th</sup> Century at which time the porch was added, replicating an earlier structure which appears to have been removed in the early 19<sup>th</sup> Century.

Historically the porch would have been an open structure with free access up the steps to the front door, this feature was incorporated in the 20<sup>th</sup> Century rebuilding. In recent years the accessibility of the porch has increased the risk of damage to the fabric of the listed building. Whilst it is an unfortunate introduction to the historic fabric, it is accepted on historic building grounds as necessary to safeguard the historic fabric.

The design of the gate would provide a fitment that is robust, but clearly an introduction and not pretending to be historic whilst still in keeping with the character of the listed building. It would be fixed to modern timbers, so causing no harm to historic fabric and could be readily reversible with minimal impact if circumstances change in the future.

The submitted design is not fully in accordance with the pre-application discussions. The height to the top of the meeting stiles should be 250mm less than shown on the drawing received 1 October; the stiles should be of more slender section and finish in a loop at the top; the head rail should also be of more slender proportions. Unless the application can be held back to allow time for preparing more accurate drawings it is suggested that any consent issued be in principle only and subject to a strict condition requiring submission of detailed constructional drawings.

Cadent:

There is apparatus in the vicinity of the proposal which may be affected.

Neighbours (13 consulted):

No representations received.

Site notice expiry date: 8 October 2018

Newsletter advert expiry date: 17 October 2018

### **Relevant Planning History**

76/03322/LBC - Structural repairs to northwest corner including the west gable wall and upper floors. Phase I – Approved 4 October 1976

77/05041/LBC - Restoration of bay 3 ground floor area and part of first floor – Approved 5 October 1977

77/05750/LBC - Alterations to ground floor shop – Approved 8 May 1978

80/10669/LBC - Completion of restoration of building – Approved 10 September 1980

83/14347/LBC - Repairs to ground floor front – Approved 27 May 1983

85/17455/LBC - Repair and reinstatement wall panelling – Approved 30 June 1986

87/20214/LBC - Oak weatherings – Approved 10 June 1987

87/21135/LBC - Construction of porch balustrade – Approved 14 June 1988

15/23307/LBC – Fill gap between the High House and adjacent building with mesh; replace rotten balcony timbers and repair others as necessary; repair panels to side elevation on St Marys Passage; insert and tie new stone blocks on the first floor landing – Approved 13 April 2016

## **Recommendation - 18/28894/LBC**

Approve, subject to the following conditions:

1. This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
  - 1:1250 Location plan
  - 1:50 Porch gate (drawing 0.3)
3. The gates shall have a black matt colour finish unless otherwise approved in writing by the Local Planning Authority.
4. Notwithstanding any description / details in the application documents, details of the hinge fixings for the gates shall be submitted to and approved in writing by the local planning authority. The gates shall thereafter be installed in accordance with the approved details.
5. Notwithstanding any description/details in the application documents, details of the design of the finials for the gates shall be submitted to and approved in writing by the Local Planning Authority.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the permission.
3. In order to safeguard the architectural and historic character of this Grade II\* Listed building which forms an important part of the Stafford Conservation Area. (Policy N9 of The Plan for Stafford Borough).
4. In order to safeguard the architectural and historic character of this Grade II\* Listed building which forms an important part of the Stafford Conservation Area. (Policy N9 of The Plan for Stafford Borough).
5. In order to safeguard the architectural and historic character of this Grade II\* Listed building which forms an important part of the Stafford Conservation Area. (Policy N9 of The Plan for Stafford Borough).

### **Recommendation - 18/29259/FUL**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-  
  
1:1250 Location plan  
1:50 Porch gate (drawing 0.3)
3. The gates shall have a black matt colour finish unless otherwise approved in writing by the Local Planning Authority.

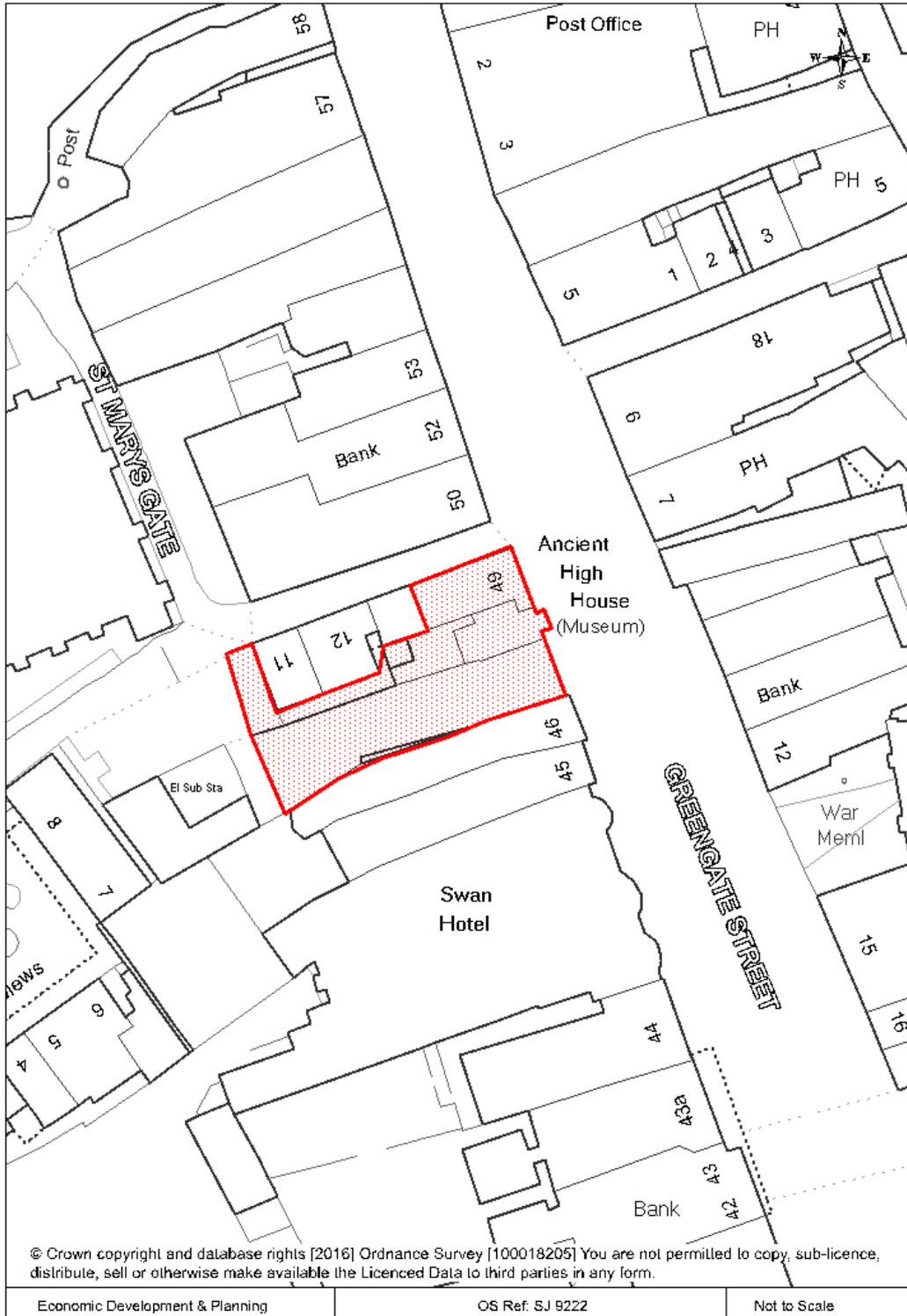
The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. In order to safeguard the architectural and historic character of this Grade II\* Listed building which forms an important part of the Stafford Conservation Area. (Policy N9 of The Plan for Stafford Borough).

#### **Informative(s)**

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and that it complies with the provisions of the National Planning Policy Framework.

**18/29259/FUL & 18/28894/LBC**  
**Ancient High House**  
**Greengate Street**  
**Stafford**



ITEM NO 6

ITEM NO 6

STAFFORD BOROUGH COUNCIL

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PLANNING COMMITTEE - 7 NOVEMBER 2018

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**Ward Interest - Nil**

## **Planning Appeals**

*Report of Head of Development*

### **Purpose of Report**

Notification of new appeals and consideration of appeal decisions. Copies of any decision letters are attached as an **APPENDIX**.

### **Decided Appeals**

<b>Application reference</b>	<b>Location</b>	<b>Proposal</b>
18/28618/ANX Appeal Dismissed	Casey Cottage The Casey Sandon	Proposed demolition of outbuilding and rebuild to form ancillary living accommodation

### **Previous Consideration**

Nil

### **Background Papers**

File available in the Development Management Section

### **Officer Contact**

John Holmes, Development Manager Tel 01785 619302



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# Appeal Decision

Site visit made on 8 October 2018

by **J D Westbrook BSc(hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15<sup>th</sup> October 2018

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**Appeal Ref: APP/Y3425/D/18/3208867**

**Casey Cottage, Sandon, Stafford, Staffordshire, ST18 0BY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mrs Helen Anderson against the decision of Stafford Borough Council.
  - The application Ref 18/28618/ANX, dated 29 May 2018, was refused by notice dated 24 July 2018.
  - The development proposed is described as the demolition of an outbuilding and rebuilding to form ancillary living accommodation.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue in this case is the effect of the proposed demolition and rebuilding on the character and appearance of the area around the village of Salt.

## Reasons

3. Casey Cottage is a detached house situated in open countryside to the north of the small settlement of Salt. It lies to the west of Salt Bridge, a narrow road linking Salt with the A 51, and to the south of the Trent and Mersey Canal. The house is constructed out of red brick with a tiled roof. It apparently dates from the early 18<sup>th</sup> century, though there have been alterations since that time. Nevertheless, it retains the overall appearance of a large estate house or farmhouse with associated outbuildings. There are three other buildings related to the property, namely a detached garage to the north, and two low, long outbuildings to the south. The main house, together with the two outbuildings and a boundary wall, surround a courtyard area. To the west and north of the plot are gardens.
4. The main part of Casey Cottage comprises a long, two-storey building with low eaves, such that the second floor windows facing south into the courtyard are built within small gable features in the roof slope. The northern elevation of the cottage has two large, forward projecting extensions with gable bays. The outbuildings relate primarily to the south-facing elevation of the cottage.
5. The proposed development would involve the demolition of the larger of the two outbuildings, on the western side of the courtyard, and its replacement with a modern building on a slightly larger footprint. The purpose of the new

- building would be for use as an annexe to the main house, providing accommodation for the elderly parents of the appellant. It would include a dining/kitchen, a utility room, a lounge/sun room, a porch/wc, a bedroom and a bathroom. It would have dual access with doors in the porch and sun room on the western (front) elevation, and doors from the lounge and utility room in the eastern (rear) elevation.
6. The current outbuilding is around 25 metres long by 5 metres wide. It has low eaves and a pitched roof. A small part of the building, close to the main house, is set a little higher than the majority of the structure with a commensurately higher roof ridge. It would appear that the building may originally have been used mainly for cart storage, with a hayloft above. One small section of the building remains open-sided with a gable above containing wooden doors that appear to give access to the hayloft area. The rest of the building has now been enclosed and comprises separate storage areas, one of which has modern patio doors fitted facing the western garden area, with a small gable above. The small, higher portion of the outbuilding is currently used as a utility room.
  7. From the submitted plans before me, the proposed new building would be the same length as existing, but the roof ridge and eaves would be raised at the southern end to create a single, higher ridge line and a single, higher eaves line. There would be two new projections created at the front, one of which would include the entrance porch and wc, and the other would form a sun-room extension to the proposed lounge. There would be large gables above the sun-room and the porch and another gable in the rear roof slope. There would also be two roof-lights in the rear roof slope.
  8. The appellants contend that the new building would reflect a number of elements in the original structure and in the main house itself, including materials used and the gables in the roof slope. However, certain significant elements relating to the existing outbuilding in its context would be lost, to the detriment of the character and appearance of the complex of buildings as a whole. In particular, both of the outbuildings are characterised by low eaves, at a level only a little above the level of the boundary wall. The raising of the eaves of the new building, along with the associated raising of the ridge, would result in a building with more of the characteristics of a bungalow than an outbuilding with agricultural connections. It would also result in an increase in the apparent bulk of the building, to the detriment of the appearance of the group of buildings around the courtyard.
  9. In addition, the front projections would detract from the fundamentally rectangular shape of the existing outbuilding, which currently reflects the shape and nature of the other outbuilding. The two outbuildings together are significant in creating the character and appearance of the courtyard in which they are located. Moreover, the proposed projections and the gables above, as well as the rear gable, have a large amount of glazing, including large patio doors, whilst there are also large full height windows in the front elevation and roof-lights in the rear roof slope. These would result in an appearance more resonant of a modern dwelling than an agricultural outbuilding, and would be out of character with the existing dwelling and the other outbuilding.
  10. The appellant contends that the outbuilding could, in any event, be demolished, irrespective of this proposal. This may well be the case, but any new development must demonstrate good design. The National Planning Policy

Framework (NPPF), in Paragraph 127, indicates that development should be sympathetic to local character and history, while in Paragraph 130 it notes that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. In this case, I consider that the proposed building would fail to respect the character of the main dwelling and the other related outbuilding, to the detriment of the complex of buildings of which it is a part and the wider countryside area around it.

11. The appellant also indicates that the new building is needed to accommodate elderly relatives and that there is a desire to ensure that those relatives have a good quality home. I have sympathy with that view, but I am not satisfied that the current proposal is the only way of achieving that goal. It has been claimed that the current proposal is the only cost-effective way of providing a home for the elderly parents. There are apparently figures relating to the conversion of the existing building as compared with the demolition and rebuilding approach. However, I do not have access to these figures and so I do not have the ability to consider what standards were adopted for these estimates, or whether other approaches to provide accommodation within the existing building had been investigated. In any case, this is not reason to allow the construction of a new building that would be unsympathetic to the local character and history of the complex.
12. Finally, the appellant contends that the new building would not be readily visible in the landscape. I accept that views of the building would be limited. However, there would be a view, albeit restricted, from the towpath of the canal, and it would be visible from Salt Bridge to the south. While neither view would be extensive, the modern residential design elements in the proposed building, especially the amount of glazing and the higher roof with gables, would be visible, and the reduced cohesion of the courtyard complex of buildings would become apparent. These are not in themselves matters sufficient to dismiss this appeal, but they add to my more serious concerns as expressed above.
13. In conclusion, I find that the proposed new building would be detrimental to the character and appearance of the Casey Cottage complex of buildings, and therefore to the countryside area around the settlement of Salt of which it is a part. On this basis it would conflict with policy N1 of the Plan for Stafford Borough, which requires that designs must have regard to the local context, and that they should preserve and enhance the character of the area.

#### **Other Matter**

14. I have been referred to correspondence between the appellant and the local Planning Authority relating to possible modifications to the proposed new building. However, any such modifications or amendments are not before me, and I have dealt with this appeal on the basis of the formal submitted plans and statements available at the time of the Council's decision.

*J D Westbrook*

INSPECTOR