

DELEGATED DECISION REPORT

SMD/2016/0358
Valid 22/07/2016

HALES HALL OAKAMoor
ROAD
CHEADLE

RETROSPECTIVE LISTED
BUILDING CONSENT FOR THE
DEMOLITION OF SINGLE
STOREY LINK BUILDING
JOINING THE HALL AND
COACH HOUSE AND SINGLE
STOREY LEAN-TO AT THE
REAR OF THE HALL,
TOGETHER WITH INTERNAL
AND EXTERNAL
ALTERATIONS AND REPAIRS
TO GRADE II* LISTED HALES
HALL

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Grade II* Listed Building
-

DESCRIPTION OF SITE

This is an elaborate looking detached hall standing in its own grounds now largely in use as a touring caravan and camping site with some fixed cabins. The hall is to serve as a facilities venue to the site. Historic England says, "Hales Hall is a well-proportioned, finely detailed small country house built in 1712, with some late 19th century additions. Regrettably it has been neglected and underutilised for some time by its previous owners, and as a result this Grade II* listed building was last year placed on our Heritage at Risk Register."

PROPOSAL

The proposal involves a detailed series of renovations as set out in detail by the Conservation Officer in her comments reproduced below.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

DC1 Design Considerations

National Planning Policy Framework

Paragraphs 1 to 17

Section 12 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0749 – change of use to leisure and sports centre with licensed facilities and restaurant – closed

SMD/1981/0826 – residential educational activities centre with use of grounds for camping and caravanning – approved

SMD/1981/0859 – change of use from outdoor activity centre to hotel / guest house – approved

SMD/1981/0861 – change of use from outdoor activity centre to country club – approved

SMD/1981/0862 – change of use from outdoor activity centre to old persons home, nursing and convalescent home

SMD/1981/0878 – change of use from outdoor activity centre to administrative and commercial offices - approved

SMD/1982/0615 – use as a residential educational activities centre, caravan and camping site; and hall for club, TV-room, shop, bar and provision of meals etc - approved

CONSULTATIONS

Publicity

Site Notice expiry date: 7th September 2016

Neighbour consultation period ends:

Press Advert: N/A (*Add date if applicable)

Public Comments

None

Town / Parish Comments

It was resolved that the Council unanimously supported the application saying that the demolition was necessary in order to remove what were prefabricated buildings which detracted from the special character of the Hall.

Historic England

Historic England is supportive of the repair and restoration of this important, and previously neglected, Grade II* listed building, and is happy to defer to your specialist conservation adviser in matters of detail. However, we would request that the applicant be reminded of the potentially adverse legal implications of commencing works to a listed building without the appropriate consent.

Conservation Officer

This is a largely retrospective application for repairs and alterations to this Grade II* Listed Building. The works involve the following:

- Removal of the external fire escape and steel joists embedded within the building. No objection but method statement is required to demonstrate how it, and its steel support, are to be carefully extricated from the building – consider requirement for a structural engineer's report. Facing materials need to be agreed for blocking up the external doorway to the first floor. We need detailed elevation details to show how the openings will be treated. The blind windows need to be well executed as 4 blind windows will be together in a block.
- Demolition of rear lean-to: No objections. The lean-to is a much later addition and conceals historic detailing. Condition a scheme of making good any brick scarring.
- Demolition of single storey link: No objection subject to making good brickwork and agreeing details of new external doors and external surfacing
- Replacement of timber cellar steps (1970s date) with steel staircase. No objection
- Blocking up a doorway in the cellar. No objection
- Blocking up doorway between club room and passage. No objections. Evidence from historic plans (1947) that this is a later opening.
- Blocking up doorway between passage and men's toilets. No objections
- Reinstatement of sash window in utility room. No objection
- New fireplace in club room: Installed but no details submitted
- New bar in club room
- Opening up window in Library (W3). Panelling and shutter boxing to be installed to match
- Internal shelving to be removed in former external doorway in Library. Shelves removed and door exposed and interior reinstated.
- New sash windows in ladies toilets. Acceptable but obscure glazing needs to be replaced with historically appropriate glazing (acid etched)
- Changes to 2 other openings in ladies toilets. Includes blocking up an inserted external door (previously a window). This is to be fully blocked up and blind window inserted (details required). An adjoining small window is to be re-proportioned to match the other windows and blind window installed. Both openings not shown on 1947 plan so assumed that for part of the buildings life these windows were blind.
- Replacement of damaged rainwater pipes – needs to be lead to the front and cast iron elsewhere. Para.13.1 of Schedule of Repair report mentions reinstatement of cast lead downpipes but plans suggest cast iron.
- Cleaning of brickwork: Condition method
- Bay windows to club room replaced and replicated. No objections
- Sandblasting of brickwork is not supported (para 15.1 of Schedule of Repair). Paint should be removed with chemical poultices (condition)
- Para 15.2/15.5: Sand/cement render is not acceptable. Lime render required

Conditions:

- Method statement for removal of the fire escape and structural steel beams within the building
- Scheme of making good of demolition scars arising from removal of fire escape, rear lean-to, link building and gable of function room. Works of making good to be carried out within 3 months of removal.

- Drawn details of treatment of blind openings at the rear demonstrating materials, position in opening and finish
- Method statement for cleaning of external brickwork and paint removal.
- Sample panel of repointing, including plan showing areas to be re-pointed
- Facing materials including brick and stone
- Renovation schedule of windows and doors
- Schedule of works to internal/external doors including renovation, reinstatement and new doors
- Scheme of temporary works to the roof
- Details of obscure glazing are to be submitted for approval. Obscure glazing shall be plain, acid-etched, without pattern. Works shall be carried out in accordance with these details.
- Scheme of external surfacing where link block is to be removed.
- Details of fireplace/ bar to function room to be submitted
- Reinstated or exposed windows and their internal finishing shall accurately match existing architectural detail
- Submit details of lead and cast iron rainwater goods together with a timescale for undertaking these works.
- Details of new services related to new heating system – pipe runs, radiators etc

OFFICER COMMENTS

Principle of Development

Acceptable in principle and in fact welcomed as a basis for securing the building's future.

Design / Heritage

Implications all acceptable subject to control by conditions as recommended by the Conservation Officer who has not objected to the scheme.

Amenity

No adverse implications.

CONCLUSION / PLANNING BALANCE

Consent should be granted incorporating conditions as recommended by the Council's Conservation Officer.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 28/09/2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council