

DELEGATED DECISION REPORT

SMD/2016/0765
Valid 06/12/2016

BIDDULPH GRANGE
NATIONAL TRUST GRANGE
ROAD
BIDDULPH

LISTED BUILDING CONSENT
FOR REFURBISHMENT AND
ALTERATION OF THE TEA
ROOM INCLUDING THE
FORMATION OF A NEW DOOR
BETWEEN THE KITCHEN AND
LOBBY, INSTALLATION OF
SERVICES THROUGH THE
WALL BETWEEN THE
KITCHEN AND TEA ROOM,
REMOVAL OF A SECTION OF
DADO AND INSTALLATION OF
A SECTION OF SKIRTING

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on the special and historic qualities of the listed building.

DESCRIPTION OF SITE

The application relates to the tea room wing of Biddulph Grange, which is a Grade II* listed building set in a Grade I registered park and garden. The Grange is also within Biddulph Grange Conservation Area, designated in 1977. The building was first listed in 1974. The list entry (1037835) notes the splendid staircase and James Bateman's study as particular features of the interior. The National Trust purchased the garden and carried out its largest garden restoration project, opening the garden to the public in 1990. Most of the Grange has been converted to residential apartments. The Trust only owns a few rooms in the Grange itself. Some are used for visitor facilities, some are opened for visitors and others are used to support the National Trust's operations.

PROPOSAL

Listed building consent is sought for various minor works aimed at improving the tea room to ease visitor flow, as follows:

- Installation of a new doorway between the lobby and kitchen (hidden door). All specified. A hidden door will minimise visual changes to the lobby as well as prevent visitors using it.
- Drilling 3no. 50mm holes for services between kitchen and tea room (1988-90 walling).

- Replacing safety flooring in kitchen and servery (existing 1988-90 surface).
- Remove section of dado in servery (installed 1988-90).
- Reinstall missing section of skirting.

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

DC2 The Historic Environment

T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

Chapter 12 Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2009/0025 & SMD/2008/1371 – Provision of solar panels on tea room roof – Withdrawn 06/03/2009.

SMD/2008/0400 – Relocation of compost area – Approved 26/03/2008.

SMD/2008/0287 – Reinstatement of an ornamental pool in the arboretum – Approved 13/05/2008.

SMD/2007/1256 – Relocation of compost area – Approved 03/01/2008.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/01/2017

Neighbour consultation period ends: N/A

Press Advert: 01/02/2017

Public Comments

None received.

Town / Parish Comments

None received.

Conservation Officer

No objections. The application is well documented and specified. No detrimental impact on the historic fabric of this Grade II* Listed Building.

Historic England

No objection in principle to the proposed works to this important grade II* listed building. Happy in this instance to defer to the Council's specialist conservation adviser with regard to all matters of detail.

Amenities Societies

No comments received.

OFFICER COMMENTS

Core Strategy DPD Policy DC2 states that the Council will safeguard and, where possible, enhance the historic environment by a) resisting development which would harm or be detrimental to the special character and historic integrity of the District's towns and villages and those interests of acknowledged importance; b) promoting development which sustains, respects or enhances buildings which contribute to the character or heritage of an area and c) preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through sensitive development.

Paragraph 131 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significant of heritage assets and putting them to viable uses consistent with their conservation. In accordance with paragraph 132, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the conservation of the asset. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed works involve internal alterations to the Grade II* listed Grange. There would be no impact on the historic gardens, the conservation area, the setting of any other listed building or any below ground archaeology.

The proposed works would take place in an area of the building which makes only a modest contribution to the aesthetic value of the grange. Many of the existing internal features, such as joinery, floors and wall finishes are relatively recent additions. The proposed doorway would result in the loss of a small area of wall, but overall changes to the character of the lobby would be minimal. The new holes for services between kitchen and tea room will be positioned through modern walling. Similarly, the section of dado to be removed has no historic significance. The proposed installation of a section of skirting covers over a gap which would become obvious as part of the rearrangement of the tea room. The gap was left in the 1989 conversion and has no historic significance. Some 20th century floor tiles would be

covered over. The layout and appearance of the tea room, lobby and kitchen would change but each would retain its historic character.

Historic England and the Council's Conservation Officer raise no objections. In summary, it is considered that the proposals would not harm the significance of the listed building and the application accords with local and national planning policy. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw

Recommendation Date: 01/02/2017

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council