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Date: 03 April 2019
Our ref: 03224/01/NT/NBi/GFo/17299706v1
Your ref:

Dear Jane

Applications to re-discharge conditions 2-5 and to vary condition 7 for Banqueting Hall Window, Alton Towers, ref: 10/00777/LBC

These applications are submitted to re-discharge the conditions under Listed Building Consent application ref: SMD/2010/0547 (historic reference: 10/00777/LBC) for the removal, restoration, repair and reinstatement of the Banqueting Hall stained-glass window at Alton Towers Resort (ATR). It is understood that the conditions have been discharged previously and the scheme implemented through the removal of the windows. A new method statement is now proposed for the reinstallation of the windows, as a result of which the relevant conditions are required to be re-discharged. An application is also submitted to seek to amend condition 7, under Section 19 of the Planning Listed Buildings and Conservation Areas Act, to seek to extend the timescales for reinstatement of the window.

As both applications relate to a Listed Building Consent application, they do not require a fee, and this has been confirmed by the Planning Department at Staffordshire Moorlands on April 5. The application to vary a condition does not have an option for a fee exemption so as advised by the LPA and Planning Portal, we have selected an option that does not apply in order to waive the fee. Any issues this, please do let us know.

The submission comprises the following documents:

1 This cover letter

2 Method Statement by Williams and Byrne Ltd.

3 Copy of the 2010 Listed Building Consent decision notice which sets out the conditions under SMD/2010/0547 (previously 10/00777/LBC).

4 Site location plan (ref: CL3224/034)

5 Extract of the 2010 condition assessment by Pugin, Hardman and Powell (bound separately).

Background

Alton Towers is a Grade II* listed country house with a Banqueting Hall designed by A. W. Pugin. The north window of the Banqueting Hall is a stained-glass oriel window designed by Pugin and John Hardman Powell c.1850. The Banqueting Hall window was originally installed as part of a project to reinstate the Great Hall as

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the principal room within the residence. The window is of high historic and architectural significance. The highly decorative window depicts the coats of arms of the Talbots, Verduns, Furnivals and other related families. The lower tier lancets provide views into the park whilst also illuminating the internal features of the hall.

An application for listed building consent was submitted in August 2010 under reference: 10/00777/LBC (SMD/2010/0547) for the removal, restoration, repair and reinstatement of the Banqueting Hall window, glazing panels and stone surround at Alton Towers Resort. The window was assessed as being of poor condition and in need of restoration due to a build-up of dirt over time and the installation of protective Perspex sheeting. An extract of the condition report by Pugin, Hardman and Powell (2010) is included in this submission.

The application to restore the Banqueting Hall window was approved on 20 October 2010 subject to seven conditions. The window panels have been carefully removed and were being stored safely for restoration by Pugin, Hardman and Powell. However unfortunately the company are no longer trading and despite ATR paying in full for the window restoration, the window has not been fully restored. ATR is in consultation with the Council and is now employing Williams and Byrne Ltd. to restore the window panels. They remain in storage by Williams and Byrne awaiting further conservation.

Williams and Byrne propose new method statements for the repair and reinstatement of the windows and for the installation of the isothermic glazing system, and a new programme of works. This requires conditions 3, 4 and 5 to be re-discharged (condition 3 in part), as detailed below. The materials samples previously approved under condition 2 are available to view at William and Byrne, Church Farm Studios, Stanton Lacy, Ludlow, Shropshire, SY8 2AE should officers wish to view these again.

Discharge of conditions

In order to re-discharge conditions 2, 3, 4 and 5, the application comprises a detailed method statement prepared by Williams and Byrne Ltd. which includes all the relevant details to satisfy the requirements of each, as follows:

- *Condition 2: No development that is hereby approved shall commence unless and until samples and specification of all materials to be used on all external elevations of the development, including facing materials, have been submitted to and approved in writing by the Local Planning Authority*– the method statement contains details of materials to be used which were provided as part of the previous discharge of conditions and deemed acceptable. The specifications were previously agreed under the previous application and have not changed. As noted above, ATR can arrange for officers to review the samples again on request.
- *Condition 3: No development that is hereby approved shall commence unless and until a method statement outlining the method of removal, packaging, transportation, storage off site, reinstatement of the window, consolidate [sic] the stone surround have been submitted to and approved in writing by the Local Planning Authority* – the application is for partial discharge of this condition given that the removal, packaging, transportation and consolidation of the stone surround have previously been approved and completed. The method statement submitted contains revised details of the restoration, repair, storage and reinstatement of the windows.
- *Condition 4: No development that is hereby approved shall commence unless and until a detailed programme of works has been submitted following the removal and assessment of each panel and approved in writing by the Local Planning Authority* – a programme is included within the method statement and specifies a step-by-step process of conservation and restoration of the panels, with a time period outlined in 'milestones'. This has been outlined following a detailed assessment of the panels.

- *Condition 5: Prior to the installation of the isothermic glazing system, details including a method of installation shall first be submitted to and approved in writing by the Local Planning Authority –* detailed drawings of the method of installation of the isothermic glazing system specified in the Listed Building Consent are included within the method statement.

Proposed amendments to approved scheme

The proposal is to vary condition 7 which states: "*all panels of the window shall be reinstated to the satisfaction of the Local Planning Authority within 12 months of the commencement of the works*."

While the scheme was implemented by the removal of the windows and commencement of restoration, it has not been possible to complete restoration and reinstate the window panels within the outlined time period. This is due to a change in contractor for reasons beyond ATR's control and the necessity for careful conservation and reinstatement that will take a longer period. As a result, the application proposes to vary this condition to reflect the amended timescales for conservation and reinstatement. We understand that the proposal has been informally shared with the Conservation Officer at SMDC who raised no objection in principle.

The works will be undertaken by Williams and Byrne Ltd. and are expected to take up to 3 years. Timescales are included in the method statement and we are applying for condition 7 to be varied to reflect these amended timescales for reinstatement of the windows under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is requested that condition 7 is amended as follows "*all panels of the window shall be reinstated to the satisfaction of the Local Planning Authority prior to 31 December 2022*." We have built some contingency into the time period that has been requested just in case the restoration and installation take longer than anticipated.

As this is a significant window in a Grade II* building, the proposed careful and detailed restoration method reflects the consent in 2010 and is wholly appropriate for the conservation of this window. Varying the timescales specified in condition 7 allows additional time to complete the work to a high standard in line with the methodology.

We look forward to hearing from you that the applications have been validated. Should you have any queries, please do not hesitate to contact myself or my colleagues, Nick Bishop (Associate Director - Heritage) and Georgia Foy (Heritage Consultant). Please note I am on leave between 8 and 19 April. Please contact Nick and Georgi in the first instants during this period.

Yours sincerely

Hannah Whitney
Planning Director

Copy David Rhodes, Head of Buildings and Estates, Alton Towers Resort

Gillian Bayliss, Senior Conservation Officer, SMDC