DELEGATED DECISION REPORT

SMD/2019/0224 **Valid 08/04/2019**	**ALTON TOWERS FARLEY LANE** **FARLEY**	**APPLICATION FOR VARIATION OF CONDITION 7 IN REGARDS TO SMD/2010/0547** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact on the significance of the heritage asset

PROPOSAL

The application relates to the north window within the Banqueting Hall in the Grade II * Listed Alton Towers. It is a stained glass oriel window designed by Pugin and John Hardman Powell c 1850.

This application seek a variation of condition 7 of 10/00777/LBC. Condition 7 related to the timescale within which the restored window was to be reinstated. That timescale has not been met.

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 Heritage

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

10/00777/LBC LBC for the removal, restoration and reinstatement of the Banqueting Hall window

CONSULTATIONS

Publicity

Site Notice expiry date: 19th May 2019

Press Advert: 1st June 2019

Public Comments
None received

Town / Parish Comments
Farley PC – No objection
Alton PC - No objection

Conservation Officer - No objection subject to conditions

Historic England - Advise that they have been party to extensive discussions and meetings with the applicant and your specialist conservation adviser regarding the proposals for the Banqueting Hall window. We are satisfied with the quality of the works undertaken to date, and the sensitive approach proposed. In addition we would also commend the applicant for persevering with the proposals, despite the setbacks which have occurred. We are therefore happy to defer to your conservation adviser regarding the details of this application.

OFFICER COMMENTS

The principle of works to the Banqueting Hall window (within the Banqueting Hall at Grade II * Alton Towers) including its removal, restoration and replacement was accepted in 10/007077/LBC. The window is of high historic and architectural significance being a stained glass oriel window designed by Pugin and John Hardman Powell c1850. .

The applicant advises (confirmed by the Conservation Officer and Historic England) that the project has been beset with problems such that the original timescale (condition 7) has not been met. The window panels were carefully removed and were being stored safely for restoration by Pugin, Hardman and Powell. However unfortunately the company are no longer trading and despite the applicant paying in full for the window restoration, the window has not been fully restored. The applicant is now employing Williams and Byrne Ltd. to restore the window panels. They remain in storage by Williams and Byrne awaiting further conservation. A revised Method Statement accompanies the application setting out detail of the restoration and reinstatement of the window. Historic England raises no objection to this commending the sensitive approach being adopted. The Conservation Officer is also now satisfied with the revised document which has reduced the end date to 1st August 2021 (from 31st Dec 2021) and included within the milestones a requirement to provide the Council with a progress review mid way through the programme and a photographic record at its conclusion.

Subject to a condition therefore to tie all works of restoration and reinstatement to the revised Method Statement, a recommendation of approval is made. The Method Statement covers all detail relating to the restoration and reinstatement of the window with timescales and requirement for photographic record and therefore no other conditions are now necessary.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Jane Curley
Recommendation Date: 11th June 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council