DELEGATED DECISION REPORT

SMD/2023/0313 **Valid 27/07/2023**	**RUDYARD HOTEL LAKE ROAD RUDYARD**	**RETROSPECTIVE ENTRANCE PORCH** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the area and the significance of the conservation area

DESCRIPTION OF SITE
The Rudyard Hotel opened in 1851, is not a listed building but it is located within a Conservation Area. It is a grand stone building.

The Council published a Conservation Area Appraisal (CAA) in July 2016. The document does not specifically identify the Rudyard Hotel In the summary of "the distinctive, key characteristics of Rudyard" and, although the "Timeline of Events" does not record the construction of the Hotel, elsewhere in the CAA , it is recorded that the Hotel opened in 1851.

The hotel is referred to in the following terms:
"Encased within Rudyard Hotel is the original Water Bailiff's house of c1810. It was extended from 1851 and subsumed within later additions to become a large complex. Although purpose-built from 1851 as a hotel / inn, the style of architecture is best described as that of a mid-19th century rambling villa, with large bracketed eaves and hipped slate roofs, two-storey stone bay windows, overhanging bargeboards and decorative eaves, an eclectic mix of periods and details."

The CAA does not identify the locality of the proposed porch as having any importance in contributing to the character of the Conservation Area, although the area on the opposite (south) side of the hotel is so identified.

PROPOSAL
The development has already been carried out. An open glazed entrance porch has been added to the north side of the hotel. A white framed porch sits on a stone dwarf wall. A simple century box style with a gabled front and full pitch roof. The glazing frame retains slender proportions but it is, on close inspection, uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations

DC2 Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
95/0541 Extension to hotel. APPROVED.
99/00669/FUL Conservatory extension to hotel. APPROVED.
00/00772/FUL Renewal of permission for extension. APPROVED.

CONSULTATIONS

Publicity
Site Notice expiry date: 19.09.2023
Neighbour consultation period ends: 19.09.2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Horton PC: Awaited

Canal and River Trust
No comments to make

OFFICER COMMENTS

Impact on the Green Belt
The Rudyard Hotel is in the Green Belt where development is inappropriate and harmful by definition unless it is provided for by one of the exceptions that appear on the closed lists at paras. 149 and 150 of the NPPF.

One such exception is the alteration or extension of a building providing it does not result in a disproportionate size increase over and above that of the original.

A comparison of the hotel's footprint to date with that shown on a historic map suggests that the extent of post 1948 enlargement is limited to the flat roof conservatory addition on the north east facing elevation adjacent to the application porch and an arrangement of grey painted additions that have filled in a north western corner of the footprint. . That addition is now timber clad, presumably to cover deteriorating render, and it has a distinction from the obviously older and grander stone building behind. In terms of percentage increase to footprint this can only amount to less than 50% above that of original. In terms of size increase and impact on the Green Belt the small decorative entrance porch is inconsequential and has not resulted in disproportionate size increase.

There is no harm to the Green Belt.

Design and Impact on Character and Appearance
The porch is very small and is located to the rear of the hotel, where it can only be seen from the hotel car park, from where it is viewed against the altered rear elevation of the hotel. The main entrance to the hotel is on the other side, facing south east and this elevation retains its grand stone hotel origins. Where the porch has been added the elevation presents as a welcoming café or coffee shop that is perhaps more designed to appeal to the passing trade of walkers and Lake visitors.

As the CAA points out, the hotel displays "an eclectic mix of periods and details" and, in that context, the porch is not inappropriate in design. The porch is a lightweight structure, mainly of timber and glass, so it does not impact significantly on the appearance of the hotel. No architectural features of interest have been affected or obscured. No landscape features have been affected. The porch is not visible in any important views which contribute to the character of the Conservation Area.

The impact of the proposal on the Conservation area is, thus, neutral. As there is no harm to the Conservation Area, there is no need to show any public benefit.

CONCLUSION / PLANNING BALANCE
No adverse impact on the Green Belt, character and appearance of the area, or the significance of the Conservation Area. No conflict with the Local Plan policies listed above or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 10/09/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council