

DELEGATED DECISION REPORT

HPK/2016/0302
Valid 24/05/2016

OLD HALL THE CRESCENT
BUXTON

LISTED BUILDING CONSENT
FOR PROPOSED MASONRY
CONSERVATION WORK TO
THE EAST, WEST AND SOUTH
ELEVATIONS OF OLD HALL

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on character and appearance of Listed Building and Buxton Central Conservation Area

DESCRIPTION OF SITE

The Old Hall Hotel is a Grade II* Listed Building forms part of a larger development site which includes the Grade I Listed 'The Crescent' and Grade II Listed 'Pump Room' buildings.

The Old Hall Hotel originally dates back to 1572 and was originally built for the Earl and Countess of Shrewsbury, and has subsequently been rebuilt and redesigned, although some of the original 16th century building can still be found internally within the building.

The hotel lies within the Buxton Central Conservation Area, to the south west of The Crescent, opposite the Slopes (a Grade II Listed Historic Park and Garden) and near to the town centre of Buxton.

PROPOSAL

The application is seeking Listed Building consent for masonry conservation work to the east, west, and south elevations of the Old Hall.

The applicant has submitted a proposed schedule of works and annotated photographs for each elevation of the building.

The proposed works includes removing the stonework parapet which is currently structurally unstable to string course level and rebuilt to the original profile, matching the existing materials, and the demolition and rebuilding of a chimney stack on the western elevation.

The plans also highlight that the stone façade on the north eastern elevation is currently de-bonding from the building at its existing vertical junction. It is proposed

that the void between the stone façade will be filled using cementitious bonding agent, with approved stone repair compound.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S7 Buxton Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment

National Planning Policy Framework

Achieving Sustainable Development
Chapter 12 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is a long planning history associated with this building. The most recent relevant planning history subject to this application is as follows:

HPK/2011/0322	Proposed Extension and Redevelopment of The Crescent & Pump Room and part of The Old Hall Basement into a Spa Hotel (Approved 21/10/2011)
HPK/2011/0323	Change of Use of the “bakery” at George Street from A1 to C1 in conjunction with the hotel
HPK/2014/0352	Proposed Amendment To Planning Permission HPK/2011/0322 (Approved 21/11/2014)

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:

Public Comments

No public comments have been received in respect of this planning application

Town / Parish Comments

No comments have been received

English Heritage

Do not wish to comment on the application, it should be determined in accordance with National and Local Policy Guidance

Conservation Officer

The Conservation Officer has no comments regarding the phasing programmes submitted by the applicant. It has been suggested by the Conservation Officer that conditions should be applied to any consent to cover:

1. Any repairs to the stonework to be agreed with the local authority prior to works beginning
2. Samples of any replacement stonework to be agreed prior to the commencement of works
3. Mortar mixes and finishes to be agreed with the local authority prior to the commencement of works
4. The previously rendered sections of the parapet wall to the south east elevation to be rebuilt and finished using a matching render
5. The rebuilding of the structurally defective chimney stack on the south west corner of the building is to take place within a period of 9 months of its demolition (or any other period agreed with the local authority) and shall be constructed to the exact same detail as existing. This shall include the reinstatement of the existing stone chimney pots.

OFFICER COMMENTS

Principle of Development

The site is a Grade II* Listed Building and is located within a Conservation Area. The principle of development is therefore subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and restrictive policies EQ7 of the High Peak Local Plan and Chapter 7 of the NPPF to ensure that any proposed works preserve or enhance the character and appearance of the listed building and conservation area as a whole.

Impact on character and appearance of Listed Building and Buxton Central Conservation Area

Policy S7 of the adopted High Peak Local Plan sets out the sub area strategy for Buxton. The overall aim of the policy is to establish Buxton as England's leading spa town and consolidate its role as the principal service centre for the Peak District. One of the ways in which this will be achieved is by protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment to maintain the quality of life and act as a catalyst for tourism by: *protecting and enhancing the historic environment*.

Policy EQ7 of the adopted High Peak Local Plan refers to the Built and Historic Environment and ensures that proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies which includes sub area S7. Particular protection will be given to designated and non designated assets and their settings which include Listed Buildings and Conservation Areas.

Paragraph 131 of the NPPF states that when considering applications for proposals which involve designated heritage assets, local planning authorities are required to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- The positive contribution that conservation of the heritage asset can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. The Old Hall Hotel is a Grade II* listed building and lies within The Crescent, a Grade I listed building, The Slope Historic Park and Buxton Central Conservation Area.

The building is considered to be an important heritage asset due to its location adjacent to the major landmark building of The Crescent. Within the adopted Conservation Area Character Appraisal, views from Hartington Road towards the Old Hall Hotel and The Crescent are considered to be significant. As such, it is considered that the building makes a significant and positive contribution towards the historic context of Buxton.

The proposed works submitted within this application are considered to reinforce the character and appearance of the Old Hall Hotel building and ensure that the structure is safe. It is therefore considered that the proposed works will result in a positive impact to the character and appearance of the Grade II* Listed Building and wider Conservation Area as a whole; thereby conforming to design principals of policies S7 and EQ7 of the adopted Local Plan and paragraphs 132 and 133 of the NPPF.

CONCLUSION / PLANNING BALANCE

The applicant is seeking to gain planning consent for removing stonework which is currently structurally unstable; demolishing and rebuilding a chimney stack on the western elevation; and repairing a void between the stone façade on the eastern elevation.

The Conservation Officer has no comments regarding the programme of works submitted by the applicant and has suggested a list of conditions to ensure that the works adhere to appropriate local and national policy. No public comments have been received.

The application is subject to restrictive NPPF policies referring to the protection of the built environment as listed at footnote 9 to paragraph 14 and therefore the presumption in favour of sustainable development is not engaged.

In assessing the planning balance, I consider that the proposed works result in a positive impact on the character and appearance of the Grade II* Old Hall Hotel and wider Conservation Area as a whole and thereby accords with policy EQ7 of the adopted Local Plan and policies contained within Chapter 7 of the NPPF. I give this benefit great weight in the planning balance.

I consider that the positive benefit to the character and appearance of the heritage assets will also help to reinforce the strategy set out within policy S7 of the adopted Local Plan of establishing conforms Buxton as the leading Spa Town in the country.

In the final balance, I consider that proposals complies with the restrictive policies in the local plan and the NPPF, represents sustainable development, and accords with the development plan. There are no adverse impacts that significantly or demonstrably outweigh the benefits and as such in the context of paragraph 14 of the listed building consent should be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Lisa Howard

Recommendation Date: 27/10/2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council