DELEGATED REPORT

Recommendation Made: 27 August 2010

Reference:- 10/00361/LBC **Parish:- Witherley Parish Council**

Applicant:- Mr Vince Wetton
Brookend House
Riverside
Witherley
Atherstone

Location:- The Blue Lion 8 Church Road Witherley Atherstone Leicestershire

Proposal:- CONVERSION OF EXISTING OUTBUILDINGS INTO TWO LETTING ROOMS AND STAFF ROOM

Introduction:-

This application seeks listed building consent for the conversion of a former outbuilding to two letting rooms on a bed and breakfast basis and a staff room.

The building to which the application relates is a single storey outbuilding that stands to the rear of the principal building known as the Blue Lion public house. The Blue Lion is a Grade II Listed Building and the building subject to this application is considered to be a curtilage building that benefits from the listings protection. The building is located within the Witherley Conservation Area.

The application is accompanied by a design and access statement and protected species report and historic building report.

The design and access statement identifies the sites constraints and the need to find an appropriate long term use for the building. The statements details the works required to achieve the development.

The historic building report traces the historic evolution of the building.

Following concerns raised by officers an amended plan has been submitted omitting the glazed screen in lieu of a timber screen.

Planning history

The Blue Lion has been subject to a number of recent applications for planning permission and Listed Building Consent; however none are relevant to the outbuilding that this application relates to.

10/00360/FUL
CONVERSION OF EXISTING OUTBUILDINGS INTO TWO ROOMS FOR BED AND BREAKFAST ACCOMMODATION AND STAFF ROOM
Under Consideration

99/00374/FUL
CONVERSION OF OUTBUILDINGS TO LETTING BEDROOMS EXTERNAL AND INTERNAL ALTERATIONS
Approved - Never Implemented

99/00410/LBC
CONVERSION OF OUTBUILDINGS TO LETTING BEDROOMS EXTERNAL AND INTERNAL ALTERATIONS
Approved - Never Implemented

Consultations:-

No objections from:

Ancient Monuments Society
Central Networks
English Heritage
Head of Community Services (Land Drainage)

At the time of writing the report no comments were received from:
Witherley Parish Council
County Highway Authority
Leicestershire County Council (Ecology Unit)
Leicestershire County Council (Conservation Officer)
Historic Buildings Panel Leicestershire Archaeological & Historical Buildings
Historic Buildings Panel
Atherstone Civic Society
Society for the Protection of Ancient Buildings
Georgian Group
The Victorian Society
Council for British Archaeology
CAMRA

Development Plan Policies:-

PPS5

Local Plan:

BE4
BE7

Core Strategy:
No policies

Appraisal:-

The key issue for consideration here is whether the works proposed accord with Policy BE4 of the Adopted Hinckley and Bosworth Local Plan and the overarching guidance contained within PPS5.

The outbuilding is a simple single storey linear building with pitched roof with two through cart sized openings that allow access from the rear area of the public house and the adjacent car park. The brickwork to the west elevation of the car park is painted white, whilst the brick work to the east elevation is not painted. The building has recently been re roofed under a separate grant of Listed Building Consent.

The proposed conversion and reuse of these buildings is proposed with very minimal alteration to the existing structure and fabric. In line with established conservation principles, the existing openings to the building are to be filled with custom made timber screens which will ensure that the historic presence of the openings will be maintained following the conversion.

Given the minimal amount of works required and the method of the in filling of openings being acceptable, the proposed works and use will provide a long term use that will appropriately secure the retention of the built heritage for future generations.

Conclusion
The proposal requires minor works to the fabric of the listed building to secure this new use and is therefore compliant with Policy BE4 and the overarching guidance of PPS5.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of the special architectural or historic interest of this listed building.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE4

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 1:1250 Site Location Plan, 7010.09C, 7010.10A

3 No development shall commence until details (including sections through and finish) of the timber infill elevational panels and replacement doors have been submitted and agreed in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved details and be maintained thereafter.

Reasons :-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure the panels are appropriate to the age and character of this important Listed Building and to accord with the requirements of Policy BE4 of the Adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- James Hicks Ext 5762 Date Printed: 2 September 2010