DELEGATED REPORT

Recommendation Made: 5 August 2011

Reference:- 11/00468/LBC **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr J Davenport
Elm Farm
Main Street
Higham on the Hill
Nr. Nuneaton
Leicestershire

Location:- West Hall Barr Lane Higham On The Hill Nr. Nuneaton Leicestershire

Proposal:- DEMOLITION OF EXISTING STORE AND THE ERECTION OF A NEW STORE.

Introduction:-

This application seeks listed building consent for the demolition of a small, linear, single storey, detached curtilage outbuilding to enable a new replacement outbuilding to be constructed in a similar location at West Hall, Barr Lane, Higham on the Hill. West Hall is a separate dwelling within an extension forming the west wing of the older Higham Hall, a Grade II Listed Building. The outbuilding is located between West Hall and the boundary wall to the west, has a hipped roof design and measures 3.8 metres x 2.4 metres in plan with a ridge height of 6.2 metres. It is constructed of red brick and red plain clay roof tiles. It has a single timber door in the south elevation and a single window with rounded blue brick soldier cill in the north elevation. The site is located within the Higham on the Hill Conservation Area.

The proposed replacement outbuilding will require full planning permission and accordingly a separate application (reference 11/00467/FUL) has been submitted and is currently under consideration.

The application is accompanied by a Design and Access Statement and a Conservation Area Assessment.

Planning History:-

11/00467/FUL	Demolition of Existing Store and Erection of a New Store	Under consideration	
10/00341/LBC	Extensions and Alterations to Dwelling including Part Demolition	Approved	15.07.10
10/00393/FUL	Extensions and Alterations to Dwelling including Part Demolition	Approved	16.07.10

Consultations:-

No objections have been received from English Heritage

No response has been received at thee time of writing this report from:-

Director of Chief Executive (Archaeology)
Historic Buildings Panel
Ancient Monuments society
Society for the Protection of Ancient Buildings
Victorian Society
Georgian Group
Council for British Archaeology
Higham on the Hill Parish Council
Ward Members
Site Notice
Neighbours.

Development Plan Policies:-

National Policy Guidance

PPS5: Planning for the Historic Environment

Adopted Core Strategy

No relevant policies

Adopted Local Plan (2001)

Policy BE3: Demolition of Listed Buildings
Policy BE8: Demolition in Conservation Areas

Appraisal:-

The main consideration with regards to this application is whether the proposed demolition of the store would comply with policies BE3 and BE8 of the adopted Local Plan and the overarching guidance contained within PPS5.
Whilst located within the curtilage of a Listed Building (Higham Hall), the outbuilding is a small former store of limited functional value or architectural or historic significance and is somewhat isolated from the principal Listed Building. Whilst no structural survey has been carried out to demonstrate that the building is in need of demolition, the outbuilding is in need of significant repair and maintenance. The existing outbuilding is screened from public areas by a tall boundary wall such that only the roof is visible from outside the site and as a result it is not a prominent or significant feature within the Higham on the Hill Conservation Area and its demolition will have limited impact on the conservation area or the street scene.

The proposed demolition of the existing structure and its replacement with a new outbuilding of acceptable design and constructed of reclaimed materials from the existing store and a previously demolished extension to the dwelling will ensure sympathetic integration with the existing buildings, improve the overall appearance of the site and therefore preserve the character and appearance of the Higham on the Hill Conservation Area and the setting of Higham Hall.

Conclusion

The outbuilding is a listed curtilage building which has limited functional, architectural or historic value to the overall significance of Higham Hall. There are acceptable proposals for its replacement utilising reclaimed historic materials which would preserve the character and appearance of the Higham on the Hill Conservation Area and the setting of Higham Hall. After careful consideration, the proposal is considered to be compliant with policies BE3 and BE8 of the adopted Local Plan and the overarching principles of PPS5 and therefore the application is recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the historic fabric and character and setting of the Grade II listed building, surrounding development, 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 demolition would be in accordance with the development plan as: the outbuilding has limited functional architectural or historic significance and there are proposals for its replacement which would preserve the character and appearance of the Higham on the Hill Conservation Area and the setting of Higham Hall.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE3 and BE8

1 The demolition works 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: Block and Location Plan Drawing No. 2001-257-loc (A3-1); Block and Location Plan Drawing No. 2001-257-loc (A3-2); Existing Plans and Elevations Drawing 2011-257-1 and Proposed Plans and Elevations Drawing No. 2001-257-2 received by the local planning authority on 15 June 2011.

3 The demolition hereby permitted shall not be undertaken before a contract for carrying out of the works of re-development of the site has been made and full planning permission has been granted for the re-development for which the contract provides.

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 preserve the character and appearance of the Higham on the Hill Conservation Area to accord with policy BE8 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 6 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.

Contact Officer:- Richard Wright Ext 5894