

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Morrison Nash Developments	Conversion of former Nursing Home into 15No. apartments. The Hall Nursing Home, Old Station Road, Bromsgrove, Worcestershire, B60 2AS	30.12.2020	20/01393/LBC

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**

Consultations

Conservation Officer

No objection to the principle of this scheme. It is not considered that the proposed works will harm the significance of the listed building. Recommend appropriate conditions.

Public consultation

Site Notice erected on site on 11.12.20 (expires 4.1.21).

Press Notice 27.11.20 (expires 14.12.20)

41 letters sent 24.11.20 (expire 18.12.20).

Relevant Policies

Bromsgrove District Plan

BDP20 Managing the Historic Environment

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

Relevant Planning History

The site contains an extensive planning history relating to various planning applications and Listed Building Consent applications relating to extensions and alterations.

The most recent applications have been reported for the reference of Members.

20/01392/FUL	Conversion of former Nursing Home into 15 No. apartments.	Pending	
17/01259/LBC	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413	Approved	15.02.2018
17/01258/FUL	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and	Approved	15.02.2018

associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413 as amended by plans received

12/0413	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813 - Listed Building Consent	Approved	13.08.2012
12/0412	Two storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813	Approved	13.08.2012

Proposal Description

Permission is sought to convert the former nursing home into 7 No. one bedroom and 8 No. two bedroom apartments with amenity provision and off street car parking. Existing structures are to remain apart from low quality additions such as lean tos and conservatories. Existing openings will be reused as much as possible. Minimal works are proposed to the original 16th century and 18th Century buildings except to remove the modern additions. All repairs will be carried out with like for like materials. No additional extensions are proposed as part of the conversion.

Site Description

Warwick Hall, formerly known as The Halls Nursing Home is located off Warwick Hall Gardens, close to the A38 and 0.7 miles walk from Bromsgrove Station.

Warwick Hall is a Grade II listed building which has been extensively extended. The building has previously been used as a Nursing Home and has since closed down. The building has fallen into disrepair and becoming damp due to break-ins and theft of pipework. The windows have been boarded up and the site is substantially overgrown.

Assessment of Proposal

The original buildings date back to the 16th Century, and late 18th and early 19th century. They originally formed part of Warwick Hall or Warwick Hall Farm. The setting of the buildings has been lost due to the number of modern extensions to create the nursing home, constructed in the latter part of the 20th century, and the development of the modern houses around the site which were constructed in the middle of the 20th century. Few historic features of interest remain internally following the various works to create the Nursing Home. The Nursing Home became vacant a couple of years ago and has remained unused since then, deteriorating as well as experiencing unsocial behaviour.

The proposed use would enable this designated heritage asset to be brought back into use. Whilst the proposed conversion scheme includes the removal of modern additions, conversion works are limited internally due to the status of the building to ensure that the character of the building is maintained. Given the previous use of the building the conversion works lend themselves towards 1 and 2 bedroom accommodation.

The scheme provides sufficient functional space for residential development and the removal of later inappropriate additions will enhance the character of the listed building. However, it is important that the few historic features which remain are maintained as indicated in the submitted Heritage Statement accompanying the application.

The Conservation Officer has raised no objection to the principle of this scheme, and it is considered that the proposed works will not harm the significance of the listed building. The proposal complies with the requirement of the 1990 Act, Policy BDP20 of the District Plan, and the NPPF.

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**

Conditions:

- 1) The works to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with plans and drawings (to be inserted) including Heritage Statement.

Reason:- To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Prior to their first installation, general joinery details (scale 1:5) and finish for doors, windows, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 5) Prior to any demolition work, a method statement in respect to the demolition of the modern additions, and appropriate finishing works shall be submitted to and approved by the LPA. The approved method statement shall be implemented before the development is first brought into use.

Reason: To ensure that the works are made good following the removal of the modern additions in order to preserve the Listed Building.

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