

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Lord C Cobham. 'A'	B1 Offices and replacement estate management/agricultural building LISTED BUILDING CONSENT at; Hagley Hall, Hall Lane, Hagley.	LB1	B/2010/0064 22.03.2010
	<ul style="list-style-type: none"> • As augmented by flood risk assessment received 14.04.10. • As augmented by Environmental Ecological appraisal received 19.04.10 • As augmented by initial badger survey received 22.04.10 • As augmented by addendum to tree report • As augmented by Bat survey received 15.07.20 • As augmented by updated Heritage Statement (Rev A), Augmented Landscape Strategy and amended site plan (Rev B) received 03.08.10 		

RECOMMENDATION: that Listed Building Consent be **GRANTED**

Consultations

Hagley PC Consulted 02.02.10.
No response received.

EH Consulted 01.02.10.

English Heritage has no objection to this application. Should your Council be minded to approve the proposals we suggest it should be subject to conditions governing architectural and landscaping details and to a S106 Agreement tying any income from the development to implementation of an approved conservation management plan for the estate.

Hagley Hall is a grade I listed building. The hall is set in a grade I registered historic park which itself contains a number of listed buildings and structures some at grade II*. The whole site is of considerable historic importance; the Temple of Theseus is of international significance. The condition of the historic buildings and parkland has been deteriorating for many years. Some structures such as the Obelisk and Temple have been badly vandalised and are now on the English Heritage Buildings at Risk register; the stonework of the hall is laminating badly following inappropriate past repairs and the roof is in need of replacement. In summary this important historic estate is in serious need of substantial investment.

English Heritage is very pleased that the present generation of owners have committed themselves to retaining and upgrading the estate with enhanced public access but we recognise the financial demands exceed currently available income. Although English Heritage is now offering sizeable financial assistance towards repair of the hall and Natural England is funding repair of the parkland and its monuments these contributions only meet a proportion of the necessary expenditure and do not address ongoing and future running costs. English Heritage has been involved in discussions since 2001 with the estate, their professional advisors and officers from your Council exploring opportunities for generating capital and revenue income which might assist both immediate repair needs and sustain the park in the long term. Those discussions have most recently focussed on increasing the amount of lettable office accommodation near the stableblock as the most effective way of generating funds in a manner which will not impact adversely on the character and appearance of the historic park.

English Heritage has, therefore, no objection in principle to the proposed new office and hospitality development nor to the repositioning of the estate yard. We consider that the commercial element of the proposals will be compliant with the provisions of our Enabling Development policy and to the extent that the scheme will enure for the long term benefit of the estate are supportive of the proposals.

We have been involved in extensive discussions about the design of the proposed new buildings and their precise positioning. English Heritage has no objection to the overall design of the new buildings or the landscaping of their setting although further work needs to be undertaken to finalise points of detail e.g. moulded stonework of string courses, cornices, window and door surrounds, external joinery, facing materials, rainwater goods, external lighting etc. These matters could be covered by condition of any planning approval.

Recommendation

English Heritage considers that planning permission and listed building consent could be granted for these proposals subject to imposition of relevant conditions reserving subsequent approval of architectural and landscape details. We suggest that any approval should also be tied to a S106 agreement which ensures any revenues deriving from the development are directly tied to investment in a programme of repairs and maintenance on the estate in accordance with the provisions of a conservation management plan. The CMP will need to be approved by your Council: English Heritage would be prepared to offer further assistance in this regard. 12.02.10

AMS

Consulted 05.03.10.
No response received.

C4BA	Consulted 05.03.10. No response received.
GG	Consulted 02.02.10. No response received.
SPAB	Consulted 02.02.10. No response received.
VS	Consulted 02.02.10. No response received.
TCS	Consulted 02.02.10. No response received.
WCC(CA)	Consulted 02.02.10. No response received.
WH	Consulted 02.02.10. No objection 17.02.10
GHSOC	Consulted 02.02.10. No response received.
CO	Consulted 02.02.10

The application for Listed Building Consent relates solely to the adaptation of an existing historic garden wall to form the rear elevation of the new Building C 'The Orangery' and does not include the other parts of the development, as listing does not cover the land itself only the structures upon it. The historic wall (which has been previously altered) forms the boundary to the private gardens beyond and is protected as a curtilage listed structure.

The application for Planning Permission relates to the three new office buildings, the new agricultural building plus associated car park and landscaping. The impact of the development on the setting of the surrounding listed buildings and the registered historic park are material considerations in the determination of the planning application.

Building C incorporates the existing historic wall bordering the private gardens and is a single storey linear building, sited on an existing and rather unsightly area of parking and modern storage buildings. The Grade II Listed Dairy is currently partially concealed from view and its setting would not be adversely affected by the proximity of Building C because of its low linear form. 04.04.10

Publicity	Site notices displayed 11.02.10 expired 04.03.10. Press notice displayed 12.02.10 expired 05.03.10.
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Two objections have been received in relation to B/2010/0064 although matters raised relate to planning issues and as such were also included in the report relating to B/2009/1010.

1. Question need for new offices as existing ones are empty. Are we creating rather than solving a problem?
2. Questions future use of buildings and what controls exist to secure these

3. Questions need for new access lane and states there is sufficient traffic along this road already.
 4. Queries management of resultant surface water run off if area supports more tarmac.
 5. Additional traffic as result of development will erode the currently quiet and narrow lanes and junctions would be affected – junctions which are already unsafe.
 6. Impact on community during construction.
- Major development is inappropriate in this sensitive location.
Understand needs of the Hall but is this the most suitable location?

The site and its surroundings

This submission relates to a 1.3 hectare parcel of land, located within the boundaries of the Hagley Hall Estate.

The estate supports the principal building of Hagley Hall (a Grade I listed building) which sits on an area of raised ground with views out across the historic Deer Park and associated landscape, a registered Park Grade I. Land associated with the estate extends to the north and the east and supports a total of eight additional heritage assets including; The Temple of Theseus (Grade I) the Castle (Grade II*) Wychbury Obelisk (Grade II*), the Old Dairy (Grade II*), the Orangery (Grade II), and the Rotunda (Grade II). Private gardens and pleasure grounds are adjacent to the north of the Hall with the service complex of buildings being sited to the north east of the Hall and accessed off Hall Drive. It is behind this service area that the application site is located.

Vehicular access to the estate is via Hall Lane leading to Hall Drive. This route provides access to the mews buildings, St Johns church and cricket pitch whilst access to the Hall is gained by a separate carriageway drive, running parallel with Hall Drive. An existing public footpath runs in a north west/south easterly direction through the application site and provides a link between the service area of the site and School Lane.

The application site is irregular in shape. The eastern part of the site is made up of generally flat consolidated ground used for parking and an associated flat roofed garage area. (A Laundry building was sited here and demolished in the early 1960's) The centre of the site is dominated by a mature avenue of trees and the associated footpath, along side which is a maintenance store and a wooded area planted some ten years ago which extends to the western part of the site. In front of this woodland area are trenches which have been dug in associating with a previous planning approval on the site.

Proposal

This Listed Building Consent Application is related to Planning Application B/2009/1010 which includes extensive works such as the demolition of structures and the erection of three new office buildings and associated parking and estate management buildings in the area adjacent to the existing Mews buildings.

Listed Building Consent is only required for a very small part of that submission, namely the section of the works that physically attach to the existing listed features. This relates

only to the rear wall of the smaller single storey building, building C and the point where it abuts the garden wall.

Building C has a linear single storey form and backs onto an existing historic wall along the eastern side of the site which divides the existing parking area from the listed Dairy and its associated gardens. The building expands into a wider area at its southern end of the site. The changing levels of the site will be accommodated by stepping sections of the building down along its length, this combined with the pattern of doors and fenestration helps to reinforce the domestic scale of this building. The building would have a total length of 54m and a general width and height of 5m, the development provides for four open plan office areas. The submitted plans indicate the potential for a café in one of these larger spaces, but this doesn't form part of the current application.

Relevant Policies

WMSS	PA10, QE1, QE3, QE5
WCSP	CTC19
BDLP	DS13, S39
DCS2	CP16
Others	PPS5

Relevant Planning History

B/1995/0203	Workshop and offices with parking, redevelopment of redundant agricultural use, to form extension to Hagley Mews/ Woodyard, Hall Drive. Granted subject to S106.12.05.97
B/1998/0388	Erection of offices at Hagley Mews/Woodyard. Granted 13.07.98
B/1998/0580	Erection of offices at Hagley Mews/Woodyard. Granted 10.08.98.
B/2009/1010	B1 Offices and replacement estate management/agricultural building. PENDING.

Assessment of the application

Given that the garden wall that surrounds the ornamental gardens has curtilage listed status and that the rear wall of building C abuts this structure. The single issue for consideration on this, the Listed Building Consent Application, is the impact of that development upon the special architectural and historical interest of that feature.

As members will be aware the associated application for Planning Permission raises a wealth of associated issues and these matters, including the impact of the development upon the setting of the listed structures and buildings is dealt with fully on that application.

National policy guidance in relation to the historic built environment was, at the time of the submission of the application, encompassed in PPG15 and PPG16. In March 2010 these documents were replaced by PPS5.

PPS5 introduced the requirement for applicants (Policy HE6) to provide a statement of significance to accompany applications to identify the impact of the development upon the asset. As a consequence of that requirement the applicant has submitted a revised

heritage statement (03.08.10). Policy at a more local level is contained in policy CTC19 of the WCSP and S39 of the BDLP.

The CO notes that the historic wall, which forms a boundary between the private gardens and the informal parking area, has curtilage listed status. The proposal preserves this wall and seeks to erect the new building against it. This will involve the associated erection of an internal skin to building C against the historic wall. The submitted plans also indicate the attachment of a boundary wall to this structure and this is included in this application. Given the above, it is concluded that the proposal would not be harmful to the special architectural or historical interest of the listed building and as such the proposal should be granted Listed Building Consent. Conditions are required to address the suitability of some of the aspects of the development in relation to the listed structures and these are proposed below.

Other matters

Circular 08/2009 (Arrangements for handling Heritage Applications – Notifications to the Secretary of State 2009) extended the circumstances in which Local Planning Authorities need NOT notify the Secretary of State of Listed Building applications affecting Grade I and Grade II* buildings. As EH have **not** raised objections to the Listed Building Consent and neither has any of the other six national amenity societies, then the LPA is **not** required to notify the Secretary of state of their intention to approve this application.

RECOMMENDATION

That Listed Building Consent be; **APPROVED** sfc;

1. Standard three year time period
2. Notwithstanding the submitted plans and prior to the commencement of works, full details of the following matters shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with those details unless otherwise agreed in writing;
 - A. Samples shall be submitted of all external materials including wall, roofs, windows, doors, surfacing, and rainwater goods.
 - B. Details of all windows and doors, including frames, at 1:20 scale
 - C. Details at 1:20 of the design, materials and bond, mortar and coping of the new boundary treatment adjacent to the listed Dairy
 - D. The existing historic brick wall to the south of the Dairy shall be retained and incorporated into Building C and no demolition or rebuilding works should be undertaken without the prior approval of the local planning authority.