

**Parish:**  
**Ward:**  
**2**

Committee date: 9 November 2017  
Officer dealing: Peter Jones  
Target date: 16 October 2017

**17/01286/LBC**

**Minor external alterations to Building 1 (comprising three frosted windows), Building 7 (comprising one frosted window) and internal alterations to Buildings 1 and 7  
At Newby Wiske Hall, Newby Wiske  
For PGL Travel Limited**

**This application is referred to Planning Committee as it accompanies a planning application for major development that has attracted significant public comment**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 Newby Wiske Hall dates to the late 17th century with successive building phases occurring over a three hundred year period. The Main Hall's interior remains largely unchanged with the southern section of the building retaining much of its mid-19th century Neo-classical splendour.
- 1.2 The wider site and surroundings are described in the report on application 17/01285/FUL elsewhere on this agenda. However, this application is concerned with changes to the following buildings within the site that require listed building consent:

Building 1 (the main hall) : Three large class rooms, five offices, two guest WCs and a staff WC, a fencing hall, guest waiting hall, a server room, two standard store rooms, a kitchen with three associated stores, a large dining area with a servery along with associated staff WCs, lockers etc. The first floor would be mostly bedrooms for staff, including four en-suite bedrooms along with 19 standard bedrooms and a staff lounge. This floor would also include shared WC/shower rooms for guests of those bedrooms without sanitary provision.

Building 2 and 2A (to the immediate rear of the main hall): Accommodation for guests in a mixture of four bed, six bed and eight bunk bed rooms along with eight single teacher rooms and two double teacher rooms.

Building 3 (a 1950s block on the north side of the main hall, adjoining Building 2A): Accommodation for guests, incorporating a mixture of four bed, six bed and eight bunk bed rooms on the ground floor. Also included are five single teacher rooms.

Building 4 (a modern open plan office to the west of the main hall): Accommodation for guests, incorporating a mixture of six bunk bed rooms and a disabled access room per floor. Also included would be six single teacher rooms and three twin rooms per floor.

Building 5 (the former control room): A welcome point for guests after alighting their coach, a sports hall for indoor games and an entertainment area for communal purposes in the evening and during inclement weather. It would also include a small ancillary shop for guests to access basic provisions.

Buildings 6 and 10 (the police forensic block): Guest accommodation; no details available.

Building 7 (former stables and coach house used as print rooms): Guest accommodation.

Buildings 8 and 9 (gate lodge): Staff accommodation.

Building 11 (former store): To be used as internal air rifle range.

Buildings 12 - 16 (former police houses and interview rooms on the north side of the site): Staff accommodation.

- 1.3 The application seeks to allow alterations to the building in order to facilitate the use of the building as a residential training facility.
- 1.4 The test for whether listed building consent is required is that the building must either be listed in its own right or constitute a curtilage structure, meaning it must stand within the curtilage of the listed building and pre-date July 1948, and which may potentially be considered listed. The following buildings are therefore excluded:
  - Building 3: constructed in the 1950s;
  - Building 4: a modern building to rear of the site; and
  - Buildings 10 to 16: modern buildings
- 1.5 Small scale internal alterations are proposed to the first floor of the main Hall building (Building 1), where lightweight, removable partitions will be installed in order to facilitate the formation of toilet and shower cubicles. The windows to these spaces would be obscure glazed in order to ensure privacy but also to obscure the appearance of the partition wall where it coincides with the position of the window. Three windows to the south elevation, five windows to the rear (west elevation) and six windows to the northern end of the front elevation of the main Hall (Building 1). No other significant alterations are proposed, which impact on the significance of the listed building.
- 1.6 The Main Hall (Building 1) would continue to be the main focal point of the site including kitchen/dining area and reception/lounges on the ground floor and accommodation on the upper floors.
- 1.7 The dormitory block attached to the Main Hall (Building 2a) would be converted into accommodation. This would require internal reconfiguration with no requirement to create additional windows. Other minor alterations are required to allow windows to be opened within the modern extensions, none of which are considered to require Listed Building Consent.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 05/00563/LBC – Disabled access; Granted 28 April 2005.
- 2.2 17/01285/FUL - Change of use to a residential training centre (Class C2), incorporating up to 550 guest bed spaces and staff accommodation; Pending consideration.

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Development Policies DP28 – Conservation  
Development Policies DP32 - General design

#### **4.0 CONSULTATIONS**

- 4.1 Newby Wiske Parish Council – Objects; the use of frosted glass is inappropriate for the building.
- 4.2 Warlaby Parish Meeting – Considers the proposed development to be a misuse of the listed buildings.
- 4.3 Historic England – No comments.
- 4.4 Public comments - 70 objections have been received, of which a significant number cite this application for listed building consent but make no comment in relation to heritage matters. Comments that relate to heritage matters the subject of this listed building application are summarised below:
- Inappropriate use of the listed buildings;
  - Proposed alterations fail to protect the heritage of the building;
  - No visual changes should be made as the building is listed;
  - The proposed high levels of occupancy are too great for this listed building;
  - External alterations will be obvious and immediately apparent;
  - Internal changes are of convenience to the applicant and not a necessity;
  - These minor alterations proposed will be a prelude to more extensive changes;
  - This development will result in further deterioration of the buildings;
  - The only changes that should be allowed are to facilitate the restoration of damage affected by North Yorkshire Police;
  - Alterations will impact on the cultural significance of the building;
  - Residential use of this former house is inappropriate; and
  - These alterations are not necessary if the main application is not granted planning permission.

#### **5.0 OBSERVATIONS**

- 5.1 This application is only concerned with the potential impact of the physical alterations to buildings protected by the listing designation and does not examine the impacts of new structures within the site, or the principle of the change of use, which are considered under application 17/01285/FUL.
- 5.2 The main issue to consider is the impact of the proposed works on the significance of the Listed Building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses. In order to do this it is necessary to (i) identify the heritage asset; and (ii) consider the potential impact on it.

##### Identifying the heritage asset

- 5.3 One of Hambleton’s strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is “To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character.”
- 5.4 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character

and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.

- 5.5 Policy DP28 states that the conservation of historic heritage will be ensured by (amongst other things) preserving and enhancing listed buildings and that development within or affecting a heritage feature or its setting should seek to preserve or enhance all aspects that contribute to its character and appearance, in accordance with the national legislation that designates the feature.
- 5.6 Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The proposed changes to the buildings should therefore be considered in the context of the wider proposal that would ensure the continued occupation and maintenance of the heritage asset.
- 5.7 Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage asset assessed using appropriate expertise where necessary.
- 5.8 The applicant has submitted a detailed Heritage Statement with the application which sets out the historical development of the site and its environs. The statement details the evolution of the Grade II listed Hall (Building 1) and other ancillary buildings within the grounds where they are considered to be listed by virtue of being within the curtilage of the Hall and of sufficient age to constitute curtilage listed buildings.
- 5.9 The Heritage Statement sets out the important historic stages of the development of the Hall which are summarised below:
- Constructed in the late 17th century by William Reveley in 1684. Elements of this building survive today;
  - By 1822 the site was in the ownership of William Rutson, who also acquired much of the local landscape;
  - The main building was re-constructed with added wings, replacement windows and a total renovation of the internal spaces, including the inlay of ornate plaster work, door and window furniture and other decorative features. Clay for this work was taken from a nearby clay pit which then became the ornamental pond;
  - In 1921 the property was sold to Albert Ernest Doxford and the building underwent an extensive renovation programme and electricity and central heating were also installed.
  - The estate was subsequently bought by the government in 1949 and it became a police training college in 1954;
  - Prisoners from Northallerton jail worked on the parkland, forming the playing fields;
  - Following occupancy of the site by North Yorkshire Police in 1977 alterations took place including the installation of suspended ceilings, partitions and the restoration of original door and window casements, fire places, panelling and plaster work; and
  - Through subsequent years a number of significant additions were made to the rear of the main hall which was designated a Listed Building in 1985.
- 5.10 The Heritage Statement is considered to have fulfilled the requirements of the NPPF in terms of the identification of the heritage asset.

### The potential impact on the heritage asset

- 5.11 The proposed alterations to the modern elements of the buildings are minor and are considered to have no impact on the significance of the heritage asset in terms of the historic fabric, character or appearance of the Hall.
- 5.12 The internal arrangements within the main Hall (Building 1) seek to create sub-divisions within the Hall in order to facilitate toilet and shower facilities. These sub-divisions would coincide in a number of cases with the position of external window openings and as such could be detected from outside the building. This needs to be considered in terms of the appearance of the building and in terms of its fabric.
- 5.13 The alterations to the external appearance of the main Hall (Building 1) comprise three windows to the south elevation, five windows to the rear (west elevation) and six windows to the north end of the front elevation of the Hall.
- 5.14 It is now intended to carry out this alteration by way of obscure film, thereby preserving any historic fabric and limiting the impact on the appearance of the building. None of these openings would be physically blocked up as a result of the proposals.
- 5.15 The reason for the obscure glazing of these windows is to provide privacy and to ensure that the new internal partitions are not visible from outside the building.
- 5.16 It is arguable as to whether or not the opaque film would require Listed Building Consent as it would not normally, in itself, be considered to be development. The alteration would not be readily discernible from outside the building and would have no significant impact on the appearance of the building and it is therefore considered that it would not detract from the significance of the building as a heritage asset.
- 5.17 The internal wall elements are of a lightweight form and could be removed if no longer required. They are considered to be minor and are not considered to harm the heritage significance of the Hall.

### Conclusion

- 5.18 The applicant has identified the significance of the heritage asset and has set out the types of impact that the proposed development could have on that significance. It is concluded that the minor physical alterations proposed would have minimal impact on the significance of the listed buildings (Buildings 1 and 7) and would facilitate a viable future use of the heritage asset. As such there would be no harm that would justify the refusal of listed building consent.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations consent is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
  2. Prior to the installation of any opaque screening to any windows within the proposed development, full details of that screening shall be provided in writing for the approval of the Local Planning Authority. The screening shall only be carried out in accordance with details that have been approved in writing by the Local Planning Authority.
  3. Prior to the installation of any partition walls within the main Hall (Building 1) details of the proposed method of construction and fixing shall be submitted to and approved in

writing by the Local Planning Authority. The partition walls shall then be installed in accordance with the approved details.

4. Prior to the installation of any external render, full details, including samples, shall be submitted to and approved in writing by the Local Planning Authority. The render shall then be completed and maintained in accordance with the approved details.
5. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered, 2039 Location Plan, 2007 Proposed Manor House Elevations, 2005 Manor House Proposed First Floor Plan, 2004 Manor House Proposed Ground Floor Plan, 2024 Building 7 Proposed Plans and Elevations, 2028 B8 and B9 Proposed Plans and Elevations, 2009 Building 2 Proposed Plans, 2026 Building 7 Proposed Elevations; received by Hambleton District Council on 12 June.

The reasons for the above conditions are:

1. To ensure compliance with Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. In order to ensure that the proposed development protects the significance of the heritage asset and accords with the requirements of Development Policy DP28.
3. In order to ensure that the proposed development protects the significance of the heritage asset and accords with the requirements of Development Policy DP28.
4. In order to ensure that the proposed development protects the significance of the heritage asset and accords with the requirements of Development Policy DP28.
5. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policy DP28.