

## Planning Committee

11 March 2010

**Reference:**  
**CON/10/00034**

**Area Team:**  
**North Team**

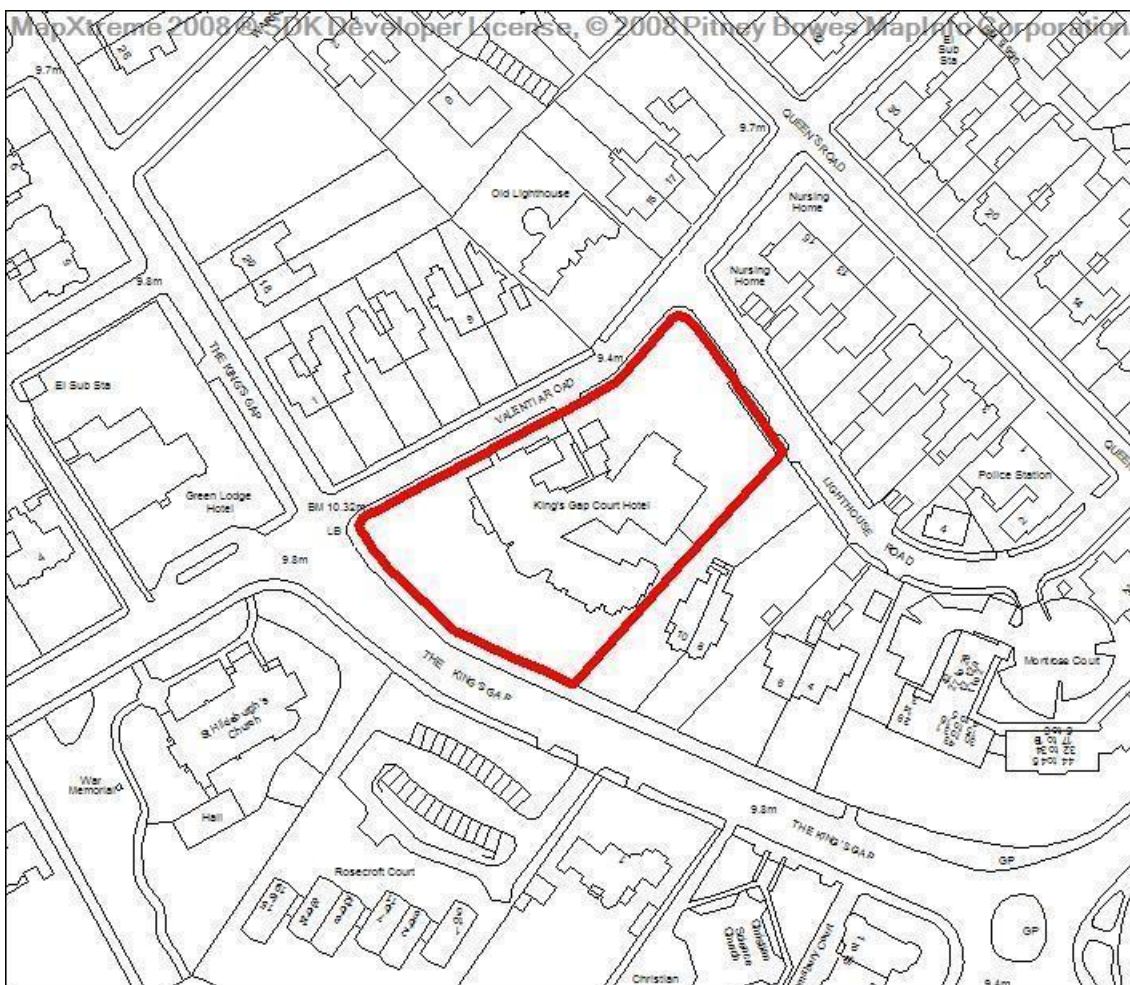
**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Hoylake and Meols**

**Location:** Kings Gap Court Hotel, VALENTIA ROAD, HOYLAKE, CH47 2AN  
**Proposal:** Renovation of the hotel, demolition of the majority of the extensions including the rear function room and adjoining annex to the hotel on the Kings Gap Frontage, and erection of new extensions

**Applicant:** Kings Gap Court Hotel Ltd  
**Agent :** DPP

### Site Plan:



### Development Plan allocation and policies:

Density and Design Guidelines Area  
Primarily Residential Area

### Planning History:

4871 Demolition of property and erection of 30 flats and garages Ref 4/8/76  
4872 Demolition of existing property and erection of 24 Town Houses Ref 4/8/76

4944 Conversion of existing building 5 self contained flats Ref 4/8/76  
 5184 Change of use from private hotel to nursing home and clinic 4/8/76  
 7773 Erection of 34 service flats and garages ref 7/10/1977  
 1988/7045 Erection of 34 sheltered housing units and a new conservatory to the hotel W  
 12/12/08  
 1988/7398 Erection of 34 Sheltered housing units and a new conservatory to the rear of the  
 hotel Ref 2/2/89  
 1989/6378 Demolition of existing ext and erection of 28 sheltered housing units and layout of car  
 park and conservatory A/C 13/9/89  
 1992/6322 Extension of consent 1989/6378  
 2002/7708 Demolition of existing function room and the erection of new leisure buildings to the  
 rear A/C 6/6/2003  
 APP/2008/6419 Renovation of hotel, demolition of extensions and erection of new extensions  
 – Approved  
 CON/2008/6422 Demolition of extensions – Approved

### **Summary Of Representations and Consultations Received:**

#### **REPRESENTATIONS**

The application was advertised by site notices and individual letters were sent to 51 surrounding properties.

As a result of neighbour notifications letters were received from 3 and 1 Valentia Road and 12 Stanley Road. The issues raised are as follows:

- Concern over potential loss of prominent trees which would damage the landscape character and compromise the architecture of the building.
- Prominent site within Conservation area which is under threat
- Existing buildings should be retained because they fit well within the conservation area, are of a similar scale, materials and age to the main hotel
- The architectural impact of the buildings extend beyond their curtilage and make a massive contribution to the Conservation area.
- Demolition in other parts of the Conservation area has not been permitted

#### **CONSULTATIONS**

Director of Regeneration, Environmental protection – No objection

Director of Technical Services – Traffic Management – No objection subject to conditions and section 106 agreement

Director of Tourism – Support for proposal which will increase visitors to the area and help regeneration of the local economy.

Wirral Wildlife – Black Poplar Tree on site should be retained.

English Heritage – No comments to make.

Merseytravel - No objection subject to provision of a Travel Plan to promote the use of sustainable modes of transport.

#### **Director's Comments:**

#### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

Due to the scale of the proposed redevelopment proposed under linked application APP/10/00033.

#### **INTRODUCTION**

The current development proposal involves the demolition of the existing outbuildings to the rear of the hotel, together with the annexe building and their replacement with new build two storey wing fronting Valentia Road. A single storey restaurant and a function room will be constructed fronting Kings Gap. The existing main vehicular access from Valentia for will be closed, and all access is proposed to be

taken from King's Gap.

### **PRINCIPLE OF DEVELOPMENT**

The consented scheme sought the demolition of the annexe building fronting Kings Gap to facilitate the construction of a new build wing extension. The extension within this area does not form part of the current proposals albeit the proposal does involve the demolition of a block fronting Kings Gap.

The principle of the construction of the extensions and the demolition works has however previously been established at the site under application numbers APP/2008/6419 and CON/2008/6422 granted in February 2009.

### **SITE AND SURROUNDINGS**

The application site is located on the south east corner of the junction between the Kings Gap and Valentia Road. The existing building is three storeys in height with a slate roof and white rendered walls and a two-storey veranda on the front elevation. The hotel was originally a pair of semi-detached houses. There are a number of extensions to the property including a large single storey function room to the rear of the site. Previous extensions have been added on an ad hoc basis and do not make a particularly positive visual contribution to the building or wider Conservation Area. A large hard surfaced car park, which is accessed from Valentia Road is located at the rear of the site. There is an additional smaller car park to the front of the hotel.

The site is within The Kings Gap Conservation Area which was designated in April 2000. The lighthouse on Valentia Road and St Hildeburgh's Church, on Kings Gap opposite the site are both Grade II Listed Buildings. The surrounding properties are predominately three storey, semi detached houses within generous plots. The palette of building materials is generally red brick, pebbledash render and white paint on rough render. The roof tiles comprise welsh slate and plain red tiles.

The site boundary contains a hedge and a number of mature trees. The boundary to Valentia Road and Lighthouse Road consists of a low brick wall, with a small number of trees along the lighthouse Road frontage.

### **POLICY CONTEXT**

PPG15 recognises that the designation of Conservation Areas cannot realistically be a reason for preventing all new Development. The emphasis must be on controlled and positive management of change. Policies should be designed to allow areas to remain alive, whilst ensuring development accords with the special interest of the area.

In addition PPG15 sets out the Government's view on the need to balance conservation and economic prosperity. Conservation and sustainable economic growth are complementary objectives, and should not generally be seen in opposition to one another. Economic prosperity can secure the continued vitality of conservation areas, and encourage inward investment if environmental quality is raised.

Policy CH3 Policy CH3 of the Council's Unitary Development Plan relates to demolition within Conservation areas and follows advice given in PPG15. Demolition within Conservation areas will only be permitted where the building is of no visual or historic merit and where detailed plans have been approved.

### **APPEARANCE AND AMENITY ISSUES**

The existing annexe that is to be demolished consists of a pair of semi-detached properties that were acquired to provide additional accommodation for the hotel.

The properties were constructed earlier than the main hotel building and are of a different scale, character and design which reflect their intended purpose as residential accommodation. They originally formed part of the group of residential properties at 2/4 and 6/8 Kings Gap. The inclusion of the properties within the curtilage of the hotel, their attachment to the main hotel building and the loss of original boundaries and front garden area has resulted in the annexe no longer reading as part of this row and has significantly lessened their group value.

Furthermore the properties have suffered significant alteration and have lost much of their architectural integrity. The addition of two storey bay windows to the front elevation of the right hand

house has detracted from their original symmetry, the roof has been reroofed with concrete tiles and both properties have been rendered. The flat roof link extension further detracts from the original composition. There is some visual interest in the turret extension however it is not of any real historic or architectural significance and does little to raise the merit of the block itself. The frontage to the block has lost much of its residential character as it is occupied by a large expanse of hard standing accommodating car parking. The contribution of the annexe to the conservation area is limited given the extent of the loss of its historic fabric.

The heritage statement supporting the application states that the accommodation is not fit for purpose and its reuse is unviable due to the constraints of the existing layout and accessibility issues. Conversion would render the development proposal unviable.

The rationalisation of the car parking and access arrangements is dependent on the demolition of the annexe. Securing such improvements will result in a lesser area of hardstanding fronting Kings Gap and additional landscaping as well as improving the residential amenity for occupants of Valentia Road.

The demolition of the block would have no significant impact on the character and appearance of the conservation area. Its impact is neutral, its removal allows for better use of the site and should be balanced with the need to attract investment and secure improvements to the hotel building and site. Thus, although the semis are an example of a specific stage in the development of Hoylake, the other less altered buildings in the group will maintain the architectural style and history of the early development within the Conservation Area.

The removal of the single storey buildings to the rear of the former 12 and 14 The Kings Gap would again have no significant impact on the character and appearance of the conservation area. They are later additions of utilitarian character seen across a tarmac car park open to view from Valentia Road and unrelieved by landscaping. Indeed the car park was identified as a negative feature in the Conservation Area Appraisal. Demolition of these buildings could be considered to enhance the Conservation Area.

#### **SEPARATION DISTANCES**

As this proposal is solely concerned with demolition, there is no issue relating to separation distances

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway issues relating to the demolition of the buildings

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental /sustainability issues relating to this proposal

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is acceptable in terms of the relevant national, regional and local planning policies, with particular reference to PPG15 Planning and the Historic Environment and policies contained within Wirral's Unitary Development Plan. The demolition of these buildings is accompanied by an acceptable scheme for re-development which satisfies the requirements of policy CH2 of the Wirral Unitary Development Plan. The proposed demolition therefore accords with the criteria of policy CH3 of the Wirral Unitary Development Plan.

#### **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Conservation Area Consent

has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The demolition of these buildings is accompanied by an acceptable scheme for re-development which satisfies the requirements of policy CH2 of the Wirral Unitary Development Plan. The proposed

demolition therefore accords with the criteria of policy CH3 of the Wirral Unitary Development Plan.

**Recommended Decision: Approve**

**Recommended Conditions and Reasons:**

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

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Works for the demolition of the building or any part thereof shall not be carried out other than as part of the implementation of development for which planning has been granted through planning approval 2010/00034. The demolition shall be carried out without interruption and in complete accordance with the plans approved through this consent and any associated planning permission

**Reason:** To ensure that the development takes place in accordance with an approved scheme and that the site does not remain vacant following demolition having regard to Policy CH3 of the Wirral Unitary Development Plan.

3. The demolition work shall not be commenced until a contract has been signed for the redevelopment works and a copy submitted to and agreed by the LPA.

**Reason:** To ensure that the site does not remain vacant having regard to Policy CH3 of the Wirral Unitary Development Plan

**Last Comments By: 04/03/2010 09:10:11**

**Expiry Date: 16/04/2010**