

Planning Committee

03 January 2012

Reference:
APP/11/00582

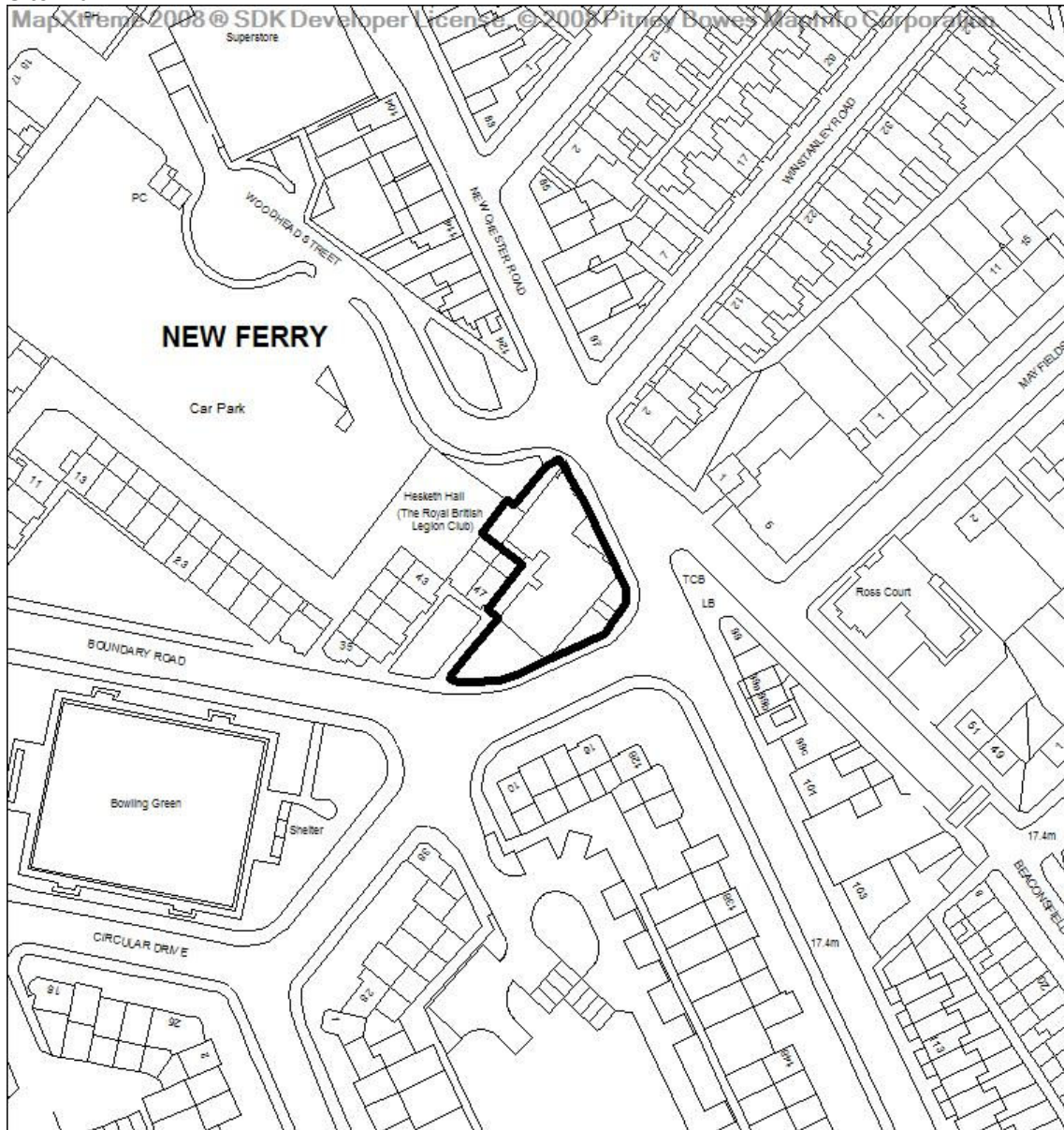
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Bromborough

Location: Hesketh Hall, BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER
Proposal: Conversion of Hesketh Hall into 13 self-contained C3 flats with rear conservatory
Applicant: Port Sunlight Village Trust
Agent : Paddock Johnson Partnership

Site Plan:



Development Plan allocation and policies:

Port Sunlight Conservation Area
Primarily Residential Area

Planning History:

There is planning history relevant to this planning application.

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

Having regard to the Council Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A site notice was also displayed. There were no representations received.

Merseyside Cycling Campaign - requested a secure cycle store. However, Members are asked to note that open cycle storage has been provided to the rear of the site and given the limited amenity space, this is considered to be an acceptable solution to cycle storage.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) - No objections

Director of Law, HR & Asset Management (Pollution Control) - No objections

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

The application is a Major application as defined within the Council's Scheme of Delegation for Determining Planning Applications and therefore is required to be considered by the Planning Committee.

INTRODUCTION

The application is for the conversion of Hesketh Hall, a Listed Building, into 13 self-contained (Use Class C3) flats with the erection of a rear conservatory.

PRINCIPLE OF DEVELOPMENT

The principle of this proposed development is considered acceptable, subject to the relevant policy guidelines detailed below.

SITE AND SURROUNDINGS

Hesketh Hall is a Grade II Listed Building which has most recently been used by the Royal British Legion. It is located just within Port Sunlight Conservation Area and is a prominent focal point at the entrance to the village from New Chester Road.

POLICY CONTEXT

The proposed alterations to a Grade II Listed Building within Port Sunlight Conservation Area is subject to Wirral's Unitary Development Plan Policy CH1: Development Affecting Listed Buildings and Structures; Policy CH2: Development Affecting Conservation Area; and Policy CH9: Port Sunlight Conservation Area, as well as PPS5: Planning for the Historic Environment. In addition, the conversion of the building into residential units is subject to Policy HS4: Criteria for New Housing Development, and Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions.

The application is subject to the restrictions set out within the Council's Interim Planning Policy for New Housing Development. The applicant has provided some evidence to demonstrate that the proposal complies with the Interim Planning Policy. However, it is considered that the benefits of bringing back into use a vacant Grade II Listed Building are paramount here. The site adjoins the boundary of the Liverpool City Region Inner Area, where growth and renewal are to be promoted. It is, however, considered that the renovation and re-use of this building is likely to have a positive impact on the adjoining New Ferry town centre and wider area.

The applicant has satisfactorily demonstrated that it would not be financially viable to deliver

affordable housing as part of this development, alongside the renovation and re-use of the Listed Building.

APPEARANCE AND AMENITY ISSUES

The main changes to the building fabric are to take place to the rear of the building with new windows, new roof windows and a new courtyard and timber conservatory. The design of the new windows is acceptable as they are generally small and do not interfere with the proportions of the roof or other features. There will also be new ramp and railings and whilst in principle these are acceptable, a condition has been attached to request further details of these.

There will be some significant changes to the internal configuration of the building, with the conversion including a fair amount of subdivision and partitions. However, the interior of the building is quite modest and institutional and many of the original features will be encased or retained as part of the conversion.

Whilst private outside amenity space is limited at the property, the demolition of some previous minor extensions will provide an area of private amenity space to the rear in the form of a courtyard, and this is considered to be acceptable given the existing layout of the site.

The applicant has confirmed that the units will be used as traditional C3 residential flats with the only difference being the provision of the communal area and a 'guest flat' ran by Port Sunlight Village Trust. Overall, the proposal is considered to be positive and will help to bring a viable use to an important Grade II Listed Building which is located at a focal point into Port Sunlight Village. As such, the proposal is considered to comply with Wirral's Unitary Development Plan Policy CH1, CH2, CH9 and HS4, along with PPS5: Planning for the Historic Environment and SPD2: Designing for Self-Contained Flat Developments and Conversions.

SEPARATION DISTANCES

All required separation distances are met to an acceptable standard. Whilst the application property and the adjacent two dwellings (45 & 47 Boundary Road) are in very close proximity to each other, it is not considered that the proposal will result in a significant loss or amenity to these properties - indeed the change of use of this property to residential will improve amenity for these two properties, which is considered a further positive outcome of this proposal due to these properties currently being vacant, partly due to their close proximity to what was previously a social club.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The proposal is likely to generate less traffic and parking demand than the existing/previous use and in any case, nearby critical roads and junctions are protected by waiting restrictions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered to be acceptable in relation to Policy CH1, CH2, CH9 and HS4 of Wirral's Unitary Development Plan and complies with PPS5: Planning for the Historic Environment and Supplementary Planning Document 2: Designing for Self-contained Flat Development and Conversions. The proposal will not harm the amenities of nearby residential properties, nor will it harm the integrity or character of the Grade II Listed Building or Port Sunlight Conservation Area.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission 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 proposal is considered to be acceptable in relation to Policy CH1, CH2, CH9 and HS4 of Wirral's Unitary Development Plan and complies with PPS5: Planning for the Historic Environment and Supplementary Planning Document 2: Designing for Self-contained Flat Development and Conversions. The proposal will not the amenities of nearby residential properties, nor will it harm the integrity or character of the Grade II Listed Building or Port Sunlight Conservation Area.

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. Before any work commences, samples of the facing materials to be used in this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH1 of the Wirral Unitary Development Plan.

3. Prior to development commencing, Method Statements for inserting new partitions and the treatment of ceilings and floors (in terms of sound-proofing and fire-prevention) shall be submitted to and approved in writing by the Local Planning Authority. The agreed schemes shall be implemented in full prior to first occupation.

Reason: To maintain the integrity of the Listed Building

4. Prior to development commencing, full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the integrity of the Listed Building

5. Prior to development commencing, full details of window sections shall be submitted to and approved in writing by the Local Planning Authority. The agreed schemes shall be implemented in full prior to first occupation.

Reason: To maintain the integrity of the Listed Building

6. Prior to development commencing, full details of any new doors or upgrades of existing doors shall be submitted to and approved in writing by the Local Planning Authority. The agreed schemes shall be implemented in full prior to first occupation.

Reason: To maintain the integrity of the Listed Building

Further Notes for Committee:

Last Comments By: 30/09/2011 10:31:37
Expiry Date: 11/11/2011