

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/12/2014	Item No: 5.2
Report Originator	Alan Davies Development Officer	Application No: KET/2014/0503
Wards Affected	Welland	
Location	Pipewell Hall, East Carlton Road, Pipewell	
Proposal	Application for Listed Building Consent: Internal alterations to listed building: including removal of wall between kitchen and corridor, relocation of stairs from breakfast room to kitchen and hall fireplaces. Reconfiguration of first floor landing and installation of new services, retention of mantelpiece, changing flooring, replacing kitchen lantern	
Applicant	Mr & Mrs Baker	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. Within one calendar year of the date of this consent the modern double-glazed casement window at second floor of the west elevation shall be replaced with a single-glazed timber window, details of which shall have first been submitted to and approved by the Local Planning Authority in writing.

REASON: To ensure that works considered inappropriate to the historic significance of the Grade II listed building are rectified in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0503

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2011/0156 – Certificate of Lawful Development: Erection of marquee for a maximum of 28 days in any calendar year. Approved 20/06/2011.

KET/2010/0045 – Internal alterations to remove some walls, new electric layout, repair existing heating system and decoration. Withdrawn 04/11/2010.

KET/2006/1014 – Internal renovation and alterations. Approved 27/11/2007.

Site Description

Officer's site inspection was carried out on 21/10/2014.

The application property lies in the village of Pipewell, which is located approximately 3 miles to the north of Kettering. The building is a historic Grade II listed hall set within historic landscaped gardens. The list description states that the property dates from 1675 and describes it as a mansion that was altered in the 19th century by locally-renowned architect L.M. Gotch. The building is constructed of stone and is predominantly two storeys with an attic above. It retains the timber windows and historic architectural detailing. Internally the property retains the historic layout and character although there have been substantial renovations since 2007, some of which are the subject of this application. Due to the size and scale of the building a full-scale description of the internal layout is not possible, although there is a main hall and reception room to the rear and open plan kitchen to the right of the main entrance hall.

Proposed Works

Internal alterations including the removal of the wall between the kitchen and corridor, relocation of stairs from breakfast room to kitchen and hall fireplaces. Reconfiguration of first floor landing and installation of new services.

Any Constraints Affecting the Site

Pipewell Conservation Area
Grade II Listed Building

4.0 Consultation and Customer Impact

Parish Council

No response received.

Neighbours

Two objections to the proposal have been received which relate to the impact upon the significance of the historic building. The proposals relate to specific aspects of the proposal and describe why the objectors believe they are unsuitable for Pipewell Hall. Those elements are:

- Open-plan kitchen area is contrary to the character of the building
- Exposed stone wall in kitchen would have been lime-plastered
- The fireplace in the entrance hall is out of scale and contrary to the character of the room
- The lantern in the kitchen has modern glazing

5.0 Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Policy 12. Conserving and enhancing the historic environment:

Paragraph 128: requires an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 132: When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss of a grade II listed building, park or garden should be exceptional.

Paragraph 133: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Paragraph 134: 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.

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

6.0 **Financial/Resource Implications**

None

7.0 **Planning Considerations**

The key issues for consideration in this application are:-

1. Impact upon the special historic and architectural interest of Pipewell Hall

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Listed Building Consent for various internal works was granted in 2007 (KET/2006/1014), some of which have been included in this application, as the conditions relating to those works were never discharged. As a result the principle for the following works is considered to be firmly established:

- Removal of wall between breakfast room and dining room
- Relocation of stairs and removal of stud walls to create open plan layout between kitchen and dining room
- Removal of stud wall between cloakroom and store
- Creation of en-suite to main bedroom
- Relocation of stairs in kitchen

This latest application seeks to gain consent for works that have already taken place. It is considered that the works accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires Local Planning Authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. For the purposes of clarity each of the elements that require consent are discussed individually below:

New mantelpiece in entrance hall

Both objections to this proposal identify this mantelpiece, which is a copy of an existing stone mantelpiece in Woburn Abbey, as being far too large and ornate for this room. One objection has a photo showing that the fireplace, prior to the installation of the current stone mantelpiece, had a simple stained timber bressumer above an open hearth. It is considered that whilst the Local Planning Authority could insist on the removal of the current mantelpiece by condition there is concern that this could damage existing historic fabric behind the

mantelpiece. As such the removal of the mantelpiece may have a detrimental impact upon special historic interest of the building and therefore it is considered that in order prevent unnecessary damage to the fireplace it should be retained in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Changes to flooring in hall, passage, dining room and kitchen

Photos submitted with the Impact and Justification Statement with the application, as required by Paragraph 128 of the National Planning Policy Framework, demonstrates that the existing historic flagstone floor was in poor condition with significant parts repaired in concrete. The historic flagstones have been removed and placed in the main hall and dining room floors. The kitchen and passage floors have been repaired with new Ancaster stone flooring. It is considered that this approach has retained historic fabric where possible and ensures that the main entrance hall has a historic floor. The new flagstones, whilst not historic, are considered appropriate for the style and age of the building and therefore this alteration is therefore considered to accord with Paragraph 129 of the National Planning Policy Framework.

Internal door alterations at ground and first floor

Six doors have been relocated at ground floor. Again, as required by Paragraph 128 of the National Planning Policy Framework, a door schedule has been submitted with the application that demonstrates where the doors have been taken from and moved to. In addition to the six doors there have been three openings that have been in-filled, again demonstrated with elevation drawings. All of these amendments have retained historic fabric (in the case of the doors) or retained nibs (in the case of the blocked up openings) to ensure that the previous internal layout remains legible and no historic fabric has been lost. With the exception of the kitchen, which is discussed later, the changes to the doors have not resulted in confusion with the layout of the building. These alterations are therefore considered to accord with Paragraph 129 of the National Planning Policy Framework.

Replacement kitchen lantern

Drawing 4085/006 demonstrates the details of the new kitchen lantern. Whilst both objections to the application refer to the use of double-glazing in this lantern this has to be weighed against the fact that the photographic evidence in the Impact and Justification Statement demonstrates that the previous lantern was in poor condition and its replacement uses the same design and proportions. The 'double-glazing' referred to in the objections is actually 21mm thick safety glass and as this lantern is a large glazed structure and therefore requires such safety measures. Whilst the loss of the historic glass from the original lanterns represents a loss of historic fabric it is considered that the special architectural interest of the lantern is retained and unless an individual stands on a step ladder you cannot see that the glazing used in modern safety glass. On balance the replacement of the existing lantern, which was in poor condition, with a new lantern designed to

match the style and proportions of the previous one, was the best option to ensure this part of the building remained watertight.

Bedroom 5 window

This is a poor quality mass-produced double-glazed window with standard glazing proportions (24mm) on the west elevation. Both objections refer to this as unsuitable. It is considered that this is an aspect of poor quality inappropriate work and therefore a condition is proposed that will require this to be replaced with a single pane glazed timber casement window more appropriate to the style and age of Pipewell Hall.

New staircase in kitchen

The staircase has been removed from its previous location in the kitchen. This new location links with the historic stairs from the basement and existing stairs connecting the first floor with the attic. The standard of joinery is appropriate and this is a sensible relocation of the stairs as it fits within an existing space and does not detrimentally affect the character or layout of the kitchen. It is therefore considered to accord with Paragraph 129 of the National Planning Policy Framework.

Plaster removed from wall in new breakfast room

Both objections refer to the fact that this wall would historically have been plastered with lime plaster as Pipewell Hall is a high status property that would never have had exposed stonework, as this was considered something only appropriate to barns or low status dwellings. The objectors are therefore correct in asserting that this should be re-plastered in lime plaster. However, historic buildings are complex and as a result of removing the existing lime plaster a historic window has been exposed. Therefore to re-plaster this wall this historic detail would again be hidden. This opening that has been revealed would have predated the plastering of the wall. On balance therefore it is considered that a condition requiring the wall to be re-plastered would result in a historic feature being hidden again and as a result this feature should remain exposed for its special historic interest.

Refurbished fireplace to rear of kitchen

A cast iron wood burner has been refurbished and a hearth altered to raise the fireplace approximately 30cm. A timber mantelpiece appears to have been installed. The quality of the workmanship is considered to be a good standard and the character and appearance is appropriate for this part of the kitchen. As a result this alteration is considered appropriate.

Walk-in fridge

The Impact and Justification Statement states that in spite of the size and appearance of the fridge it has been custom-made to be installed in the existing space and is free-standing. It can relatively easily be

removed and as it is not fixed to the existing fabric its removal would not damage the building. As such it is not considered a harmful addition to the building and its location within the larder next to the kitchen is the most appropriate location for this installation.

Plaster removed in boot room

This is a small, low status room in the service area of the hall and therefore the removal of the plaster is not considered to be harmful to the significance of the building, architecturally or historically.

Alterations to services

Drawings 4085/009 and 010 detail the changes made to existing water and electrical services throughout the building. In accordance with Paragraph 128 of the National Planning Policy Framework the Impact and Justification Statement shows that most of the services have been channelled through existing bell runs. As a result the alterations have not detrimentally impacted the architectural or historic interest of the building and thus have not resulted in any harm to the significance of the building.

Insertion of partition in bedroom 5

This is an easily reversible modern stud partition wall. It is considered to be unnecessary but it does not make the room appear as if it was originally two separate rooms. As a result it does not confuse the internal layout. It is superfluous to the room and should be removed. However, as it is not harmful to the significance of the room and its removal may result in damage to existing historic fabric its retention is considered to be acceptable against guidance in Paragraph 129 of the National Planning Policy Framework.

Creation of open plan kitchen

Whilst objections have been received about this the principle was established by consent KET/2006/1014. The applicant has simply referred to these works in this application for clarity and also to give further details of the retained nibs that indicate the location of walls that have been removed. Drawing 4085/011 gives additional details at 1:50 scale and these are considered sufficient to determine the details, which are considered to accord with Paragraph 128 of the National Planning Policy Framework.

Removal of stud partition and introduction of false ceiling in bathroom above bay

The removal of the stud partition wall has not resulted in the loss of any historic fabric and thus is considered acceptable. The installation of the false ceiling is also considered to not affect historic fabric, is easily reversible and does not alter the character of the room overall. Therefore these works are considered to be acceptable.

Summary

Overall the works that have been carried out do not have a detrimental

impact upon the special historic or architectural interest of Pipewell Hall or have enhanced the property. They represent necessary repairs to preserve the property for the enjoyment of future generations and therefore as a whole are considered to not only accord with Section 12 of the National Planning Policy Framework, but also the Planning (Listed Buildings and Conservation Areas) Act 1990. There are some works that are not considered harmful, as discussed above, and where possible conditions are suggested to rectify this. However, it is also considered that whilst some alterations would not have necessarily have been granted consent the removal or reversal of those works could result in additional harm being done to the historic fabric of the building. It is therefore considered that consent for those works to remain should be granted in this instance only and with a view to any proposals to reverse some of those works, such as the oversized mantelpiece in the entrance hall, to be given due consideration in future.

Conclusion

The proposal accords with national and local planning policy and overall has preserved the special historic and architectural interest of this Grade II listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: