

25/00811/LBC

Applicant Rushcliffe Borough Council - Property Services

Location Bridgford Hall Bridgford Road West Bridgford Nottinghamshire

Proposal Installation of 2no. black perforated roller shutters to enclose canopy.
Alterations to existing hand rail and column

Ward Trent Bridge

THE SITE AND SURROUNDINGS

1. 'The Hall, Bridgford Road', locally known as Bridgford Hall, is a Grade II listed building ([NHLE ref. 1045676, date first listed 13 Dec 1949](#)) which is owned by Rushcliffe Borough Council. It is located centrally within West Bridgford. The country house was built between 1768 and 1774 by Mundy Musters, Lord of the Manor of West Bridgford. It has had numerous extensions which were added in the mid and late 19th, mid-20th and early 21st centuries. The main hall is 2 and 3 storeys having single storey elements at either end. It is constructed in red brick with parts of the building having a mix of pitched and flat roofs with clay tile and slate finishes. The building has unequal bays and has a door that contains stained glass with West Bridgford U.D.C letters in it. To the left of the main building there are gabled outbuildings and a 3-storey addition having regular fenestration. Nearby on the front of the building is 3-storey glazing and timber extension with a stairwell and lift accessed off an accessible ramp. The main frontage has a central flight of 3 steps with handrails. To the right there is a 2-storey flat roofed addition and single storey canopy over stairs off the park and beyond a flat roofed former billiard room now used for wedding ceremonies with ramped access from the park. Today the hall is used for registrar services and as a wedding venue, while the single-storey rear extension and upper floors as well as the converted outbuildings are in use as serviced apartments.
2. The Hall is located within the associated Bridgford Park having primarily residential properties to the north and east beyond. The contemporary 2 storey Library is located to the southwest of the building obscuring the view of the front of the building from Bridgford Road. The Bridgford Road public car park is to the northwest which allows views across to the rear of the building. The property is located adjacent to the defined shopping area of West Bridgford which comprises mixed uses.

DETAILS OF THE PROPOSAL

3. Under consideration is a Listed Building Consent application which seeks to install 2no. black perforated roller shutters to enclose the single storey canopy over stairs to the park near to the former billiard room now used for wedding ceremonies. Alterations to the canopy's supporting column and associated existing handrail would be necessary to facilitate installation of the shutters.

4. The proposed roller shutters would be installed to the wide northeast elevation (measuring 4.920m wide x 2.560m tall) and to the narrower northeast (measuring 1.460m wide x 2.940m tall), fitting into a roller shutter hood proposed to be affixed to the canopy's undersides on both elevations. The hoods are proposed as being timber clad to match the appearance of the existing canopy. The proposed roller shutters would be constructed in black painted metal and perforated to allow for ventilation and some visibility. The shutters would require installation of a trackway and it is proposed to clad the modern round column which supports the canopy in metal to create a square column with trackways. The proposed clad column's colour would match the existing. Two small sections of the existing metal handrails would be removed to fit around the roller shutter trackway.
5. The plans and full text of any supporting documents can be viewed on the Council's website at: [25/00811/LBC | Installation of 2no. black perforated roller shutters to enclose canopy. Alterations to existing hand rail and column. | Bridgford Hall Bridgford Road West Bridgford Nottinghamshire.](#)
6. Negotiations have taken place during the consideration of the originally submitted application to address adverse impacts identified by the case officer in connection with the proposed capping of coping stones to the parapet with zinc/aluminium sheet capping and the proposed application of an impermeable liquid applied roofing membrane from the coping stone's top edge, over the lime render and down to the roof valley. Amendments have been made to the proposal to remove these elements during the determination period.
7. This application seeks listed building consent only and no separate planning permission is required as the works would constitute permitted development.

SITE HISTORY

8. Relevant recent planning history for the Hall includes:

06/01676/LBC Construction of ramped access; handrails to existing steps; internal alterations.

15/01168/FUL Refurbishment & extension to Bridgford Hall, change of use for upper levels to be used as serviced apartments. Ground floor to be re-instated as registrar services & wedding venue. Single storey rear extension; single storey front canopy; side extension to house lift and stairwell; internal and external alterations (including partial demolition) to allow the change of use of the building to 7 serviced apartments (Use Class C1); the use of a room for conducting wedding ceremonies (Use Class D1 non residential); accommodation for the Registry Office for births, deaths & marriages (Use Class B1a Office) and associated parking.

15/01169/LBC Refurbishment and extension to Bridgford Hall, change of use for upper levels to be used as serviced apartments. Ground floor to be re-instated as registrar services and wedding venue. Single storey rear extension; single storey front canopy; side extension to house lift and stairwell; internal and external alterations (including partial demolition) to allow the change of use of the building to 7 serviced apartments (Use Class C1); the use of a room for conducting Wedding Ceremonies (Use Class D1 non residential);

accommodation for the Registry Office for Births, Deaths and Marriages (Use Class B1a Office) and associated parking.

REPRESENTATIONS

Ward Councillor(s)

9. None received at the time of writing the report.

Statutory and Other Consultees

10. Historic England
Has commented that they were not offering advice on the proposal and that the views of the local authority's specialist advisers be obtained.
11. The Joint Committee of the National Amenity Society
Was consulted but made no comments
12. The Conservation Officer
Has acted as case officer for this application and has considered any impact upon heritage assets, and the settings of nearby heritage assets, within this report.

Local Residents and the General Public

13. None received at the time of writing the report.

PLANNING POLICY

14. The development falls to be determined in accordance with relevant legislation and national and local policies:

Relevant National Planning Policies and Guidance

15. The application affects a Grade II listed building and, as such, the statutory duty to have “special regard to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses” applies as under [Section 16 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#).
16. The following sections of the NPPF are relevant to the current proposal: [Section 16, Conserving and Enhancing the Historic Environment](#),

Relevant Local Planning Policies and Guidance

17. [Rushcliffe Local Plan Part 1: Core Strategy, Policy 11 \(Historic Environment\)](#).
18. [Rushcliffe Local Plan Part 2: Land and Planning Policies, Policy 28 \(Historic Environment: Conserving and Enhancing Heritage Assets\)](#).
19. The Rushcliffe Design Code Supplementary Planning Document is not relevant to this proposal.

APPRAISAL

20. It is considered that the submitted Design and Access Statement and the Heritage Impact Assessment provides a clear understanding of the significance of the site, as directed by Paragraph 207 of the NPPF.
21. Within the curtilage of the Grade II listed Hall are multiple buildings considered to be curtilage listed to the principal listed building. It is considered the specialist interest of these curtilage listed buildings would not be harmed by the proposal. There are no other designed heritage assets nearby.

Impact on the listed building

22. The property has seen alterations and extensions. However, its significance derives from its 18th century origins with later 19th – 21st century extensions and alterations, its layout and plan form, use of local vernacular materials and detailing, and retention of historic fabric and features. The property also derives significance from its historic function as a former country house set within its historic parkland and gardens, whilst being reflective of the historic settlement pattern of the village. It forms part of an architectural ensemble of historic and modern buildings along Central Avenue, thus, positively contributing to the street scene and the character and appearance of Bridgford Park and the town West Bridgford.
23. The existing canopy structure is of a modern construction, as are the stairs beneath it and the accessible ramp. They do not incorporate historic fabric. These were added to the Hall in 2017 following the 2015 grants of planning permission and listed building consent. The canopy provides covered shelter over the double doors (fire doors) nearest to the former billiards room now used as a wedding venue. The canopied area in combination with the stairs and ramped access are popular with wedding parties as a picturesque location for photographs following ceremonies and useful shelter in inclement weather.
24. As the submitted documents state, the area beneath the canopy has attracted anti-social behaviour in the form of graffiti, low level arson and also attracts rough sleepers. Although the area is monitored, there have been continued problems for some time. As a result, there are concerns about on-going damage to this area and the potential for catastrophic damage.
25. In designing a proposal, the applicant has considered a range of measures including hinged/ folding grills or gates, but these were discounted either because they couldn't be hidden when in the open position which would be undesirable in relation to the wedding venue's aesthetic and the character and appearance of the listed building, or would have resulted in greater disturbance to the listed building's architecture and fabric, or would not enable the fire exit route to be maintained from the building.
26. The proposal seeks to install roller shutters to the northwest and northeast canopy elevations as these would avoid the issues identified above. When retracted, the shutters would be hidden within a timber clad hood which would be in keeping with the existing fascia board present on the canopy. When lowered, the black painted roller shutters would be perforated to minimise the visual appearance and to allow ventilation. The connection points to allow the shutters to be lowered are considered to be a minimal, functional aspect and

the cladding of the round column in metal of a matching colour to that existing is considered to be an appropriate practical solution. The column's change to a square shape would not have a negative impact and the existing column beneath the cladding would be preserved in place performing its structural role. Importantly, the roller shutter on the northwest elevation where the accessible ramp is located would be linked to the fire alarm system to enable automatic opening when the fire alarm is activated.

27. To install the shutter system the existing modern handrails to the stairs and ramp would require very minor modification to remove small sections where these meet the shutter connection points. No historic fabric would be lost as a result of this proposed alteration.
28. The proposal is considered to be a sensitive, proportionate and appropriate solution. The roller shutters would have a very slight harmful impact when lowered during times when the building is not open for use. However, the proposal is considered to present a clear and convincing justification. Mitigation for potential adverse impacts has been given thought in designing the proposal. It is considered the proposal would be of a functional and modern appearance and it would be entirely reversible. No historic fabric would be lost as a result of the proposal. It is considered the proposal offers the significant benefit of protecting the canopied area, which has suffered anti-social behaviour, from minor damage and potential catastrophic damage, including fires in a listed building.

Conclusion

29. The level of harm is considered to be harm at the lowest end of the 'less than substantial' scale.
30. Notwithstanding the benefits to the building arising from elements of the proposal, it is considered the proposal would cause harm to the listed building, thus failing to preserve and/or enhance the listed building as is considered to be a 'desirable' objective within Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not accord with policies set out in the Development Plan. This conflict gives rise to a statutory presumption against granting listed building consent.
31. As the level of harm is considered 'less than substantial' permission could still be granted if it is concluded that public benefits outweigh harm through application of the test within Paragraph 215, NPPF (Dec 2024). In applying this test, it should be noted that it is not to be applied as a simple balance. Public benefits must not simply outweigh harm but must do so to a sufficient degree to justify departure from the statutory presumption against granting planning permission arising from the 1990 Act.
32. Paragraph 215 of the NPPF makes clear that where there is less than substantial harm "this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". The decision maker must note that the statutory presumption under the act carries great weight and that a substantial weight of wider benefits will be necessary to outweigh that presumption." In this regard it is considered that the development would result in less than substantial harm which is outweighed by the benefit of securing the long-term future and viability of the

asset. In this case, the canopied area is currently suffering anti-social behaviour including low level arson, and the proposal would secure the canopied area and prevent access to this area to avoid catastrophic damage during times when the building is not open for use. Importantly the shutters would open should the fire system activate to allow safe exit from the building.

33. During other times it would allow public access to the ground floor of a building which has fulfilled a civic role for nearly a century and over 1/3 of its lifetime. Securing the canopied area to avoid catastrophic damage should be considered as a benefit carrying substantial weight and that this allows the test within paragraph 215 of the NPPF to be met and for listed building consent to be granted.
34. It is considered that the benefits of the proposal outweigh any harm to a sufficient degree as to justify a departure from the statutory presumption against granting listed building consent which would otherwise arise from section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

It is **RECOMMENDED** that **listed building consent be granted** subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out strictly in accordance with the following approved plans and documents ref:

- Proposed Northwest Elevation Drwg ref G/1234/06
- Proposed Northeast Elevation Drwg ref. G/1234/07
- Proposed Ground Floor Plan Drwg ref. G/1234/08

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]

Note-

Amendments have been made to the proposal during the consideration of the application to address adverse impacts raised, thereby resulting in a more acceptable scheme and the recommendation to grant listed building consent.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.