

# 21/01802/FUL & 21/01803/LBC

**Applicant** Ms Catherine Evans

**Location** Rushcliffe Borough Council Lutterell Hall Church Drive West Bridgford Nottinghamshire

**Proposal**

- (i) Internal alterations to existing toilets, installation of boiler flue and new external storage container
- (ii) Internal alterations to existing store to create accessible WC and to existing female/junior toilets including the removal of the existing partially glazed door within the entrance hall, installation of boiler flue, clipped to the existing wall, fixings into mortar joints and new external storage container

**Ward** Trent Bridge

## THE SITE AND SURROUNDINGS

1. This application is referred to Planning Committee as the applicant is the Borough Council. This is a joint report covering the application for planning permission and Listed Building Consent, for minor internal alterations.
2. The application site comprises Lutterell Hall, a Grade II listed community hall, located at the junction of Church Drive and Bridgford Road, with a car park to the side with access from Church Drive, located on the western edge of West Bridgford Centre. The police station is adjacent to the south (currently subject to an application for residential redevelopment), and there is a day nursery on the opposite side of Bridgford Road. The Grade II listed St Giles Church is on the opposite side of Church Drive, with Victorian residential properties to the west.

## DETAILS OF THE PROPOSAL

3. Planning permission and listed building consent are sought for internal alterations to improve toilet facilities including those for the disabled, the play group and an external storage facility.
4. The alterations to provide the additional toilet facilities will involve the reconfiguration of the existing toilets creating a unisex assessable toilet by portioning off a section of the existing gents toilet and a cleaners cupboard and the play groups toilets would be formed from the existing staff disabled toilet and a lobby area.
5. The new storage facility would be located next to an existing out-building located the rear of the car park. The structure would measure 1.2 metres in width, 2 m deep and 2 m high. Constructed from prefabricated panels and with a pebble dash finish, matching the existing structure.

## **SITE HISTORY**

6. 21/01306/FUL - Single storey rear infill extension. Installation of internal glazed doors between main hall and bar/cafe area. Replacement external security door.
7. 21/01307/LBC - Single storey rear infill extensions. Installation of fully glazed Crittal style double doors within between main hall and bar/cafe area within existing arches. Replacement external security door.

## **REPRESENTATIONS**

### **Ward Councillor(s)**

8. Both Ward Councillors have been consulted on the proposals but have not returned any comments.

### **Statutory and Other Consultees**

9. Historic England - did not want to comment on the proposals.
10. RBC Conservation Officer – has assessed the revised proposals and have the following comments to offer. The works proposed are now largely related to reconfiguring of the toilets (male, female, an accessible toilet and those for the play group) within Lutterell Hall. The area within the male toilet proposed as a boarded void would have a vent and an inspection hatch. A small ventilation fan for the new accessible toilet would be required and therefore visible externally, but this is considered to be acceptable. The external flue proposed has been removed from the application and instead a flue liner will be used inside the existing chimney stack.
11. Details have been provided for the additional small storage container that would be sited in the carpark area adjacent to the existing storage unit and this is also considered to be appropriate. In general, the design, materials and methods are appropriate as well as being reversible and therefore, the alterations are considered to not affect the special interest of the Grade II listed building. For these reasons it is considered that the proposal would not cause harm to the significance of the Listed Building and its setting, nor would it harm the significance of the nearby listed buildings and their settings.
12. RBC Environmental Health Officer – advises that there are no objections or comments to make in respect of the proposal.
13. Nottinghamshire County Council as Highway Authority – raises no objections to the proposals.

### **Local Residents and the General Public**

14. No Comments received.

## **PLANNING POLICY**

15. The development plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies

(LPP2). Other material considerations include the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

### **Relevant National Planning Policies and Guidance**

16. The following sections of the NPPG are relevant to the consideration of this proposal. Paragraphs 11 c) and Chapters 12 (Achieving well designed places), and 16 (Conserving and enhancing the historic environment).
17. In addition, Sections 16 (for listed building consent applications) and 66 (for planning applications) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is given to the desirability to preserve Listed buildings, their settings and features of special architectural or historic interest which the building possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.
18. The Environment Agency Standing Advice for minor extensions is also relevant.

### **Relevant Local Planning Policies and Guidance**

19. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1), in particular Policies 1 (presumption in Favour of Sustainable Development), 10 (Design and Enhancing Local Identity) and 11 (Historic Environment).
20. The Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2), in particular Policies 1 (Development Requirements), policy 17 (Managing Flood Risk) and 28 (Conserving and Enhancing Heritage Assets).
21. The full narrative of the LPP1 and LPP2 can be viewed on the Rushcliffe Borough Council website.

### **APPRAISAL**

22. The main consideration in respect of this application is:
  - The impact on the listed building
  - The impact on the setting of the listed buildings

#### Impact in the listed Building.

23. The initial proposal included an external flue but this has now been amended and the flue carefully repositioned within an existing chimney stack. With the exception of the proposed storage building and a small extract fan to the female toilets, the works proposed are all internal, with no adverse impact on the external appearance of the building, therefore preserving the character and appearance and architectural and historic appearance of the building.
24. In considering works to listed building, a factor to be examined is the effect of alterations in terms of its permanence and reversibility of any proposals. In this regard, a small length of internal wall would be removed to accommodate the improvements to form a separate toilet facility for the play group, to which there are no objections. The remainder of the proposed works involve the

reconfiguration of the existing toilet facilities with the existing structural elements being retained and the use of stud walls to form new room layouts. This retains the key elements of the building in terms of existing/historic room formats and layouts and also means the work is reversible, enabling the floor layouts to be reinstated if desired in the future.

25. In view of the comments of the Conservation Officer, and the relocation of the flue to within an existing chimney structure, it is considered that the proposed development and internal works would not cause harm and would preserve the special architectural and historic interest of the listed building.

#### Impact on the setting of the listed building.

26. In addition to the host building itself, there is also the nearby the St Giles Church. The alterations set out above have no impact on the setting of the building of the St Giles Church. The only matter for consideration is therefore the small storage building to be positioned within the carpark. Of the same design and construction to the storage building on site and being located directly abutting it, along with its size and positioning to the rear of the car park, it is considered there is no impact or harm on the setting of either Lutterell Hall itself or St Giles Church.
27. Consequently, the proposed development achieves the objectives described as desirable of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Conclusion

28. Given all the matters as considered above and having assessed the development proposal against the policies set out in National Guidance and the development plan for Rushcliffe, the scheme is considered to be acceptable. Therefore, it is recommended that planning permission and Listed Building Consent are granted.
29. The proposals were not subject to pre-application discussions. Amendments have been made to the proposal during the consideration of the application resulting in an acceptable scheme.

#### **RECOMMENDATION**

- (i) 21/01802/FUL - It is RECOMMENDED that planning permission 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 in accordance with the following approved plans:
    - G/1168/03 – Proposed Play Group Toilet Plans

- G/1169/04 – Proposed Male and Assessable Toilet
- Proposed internal and External Alterations received August 2021

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

3. The materials specified in the application shall be used for the external walls and roof of the storage building hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

- (ii) 21/01802/FUL - 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 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990].

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

- G/1168/03 – Proposed Play Group Toilet Plans
- G/1169/04 – Proposed Male and Assessable Toilet
- Proposed internal and External Alterations received August 2021

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

3. Only like-for-like traditional materials (lime plaster and breathable paint) shall be used in the making good of the existing plaster walls should any repairs be necessary following the approved alterations.

[In the interests of the special architectural and historic interest of the listed building and to comply with policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].