

[10]

Listed Building Consent - Alterations

N/003/00998/ 24

APPLICANT: East Lindsey District Council,

VALID: 02/07/2024

AGENT: Stem Architects,

PROPOSAL: Listed Building Consent - Extension and alterations to existing coach house to provide a function room, provision of a canopy, workshop and alterations to the existing carpark. Demolition of existing cart shed.

LOCATION: THE MANOR HOUSE, WEST STREET, ALFORD, LN13 9HT

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The applicant is East Lindsey District Council such that the application is included on the agenda for reasons of transparency.

2.0 THE SITE AND SURROUNDINGS

2.1 The site is located in Alford which is defined as a town in the Core Strategy of the East Lindsey Local Plan. Located in the centre of town to the north side of West Street, which runs in an east to west direction, the site comprises of the grade 2* Manor House situated towards the front (west) with a range of outbuildings leading back to the north. Directly behind the house is the formal walled garden. To the west side is a treed area with the river running to the side, to the rear of this area is a Hackett barn. The vehicular entrance is the middle of the site. The house, outbuildings and barn form a visitor attraction with the house being open for viewing with a cafe and marquee to the rear used for events and the outbuildings and barn containing a rural museum. There is a low wall with railings to the front southern boundary, a high wall to the side east boundary and part of the rear north boundary, the side western boundary is open to the river. The site is within Flood Zone 1 - Low Risk and Flood Zone 2 - Medium Risk and there is a Tree Preservation Order (TPO) covering the site. Located within the conservation area there are several grade II listed buildings nearby including the adjacent Methodist chapel.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 This application seeks listed building consent to enable the works to the Manor House as sought by planning application 0997/24, considered separately as an item on this agenda. The works relate to the extension and alterations to the existing coach house, which is within the curtilage of the listed Manor House to provide a function room, provision of a canopy, workshop, alterations to the existing car park and demolition of the existing cart shed.

3.2 More specifically, in addition to the demolition of the cart shed

(which as applied for through 0997/24, would be replaced by a function room), new openings in the north elevation of the former coach house would provide connectivity to the proposed function room with provision of lavatories and a kitchen area. Other internal works would remove fixtures and fittings associated with a former stable use in the north part of the building - the coach house occupying the southern section. These features would be appropriately recorded.

4.0 CONSULTATION

- 4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Publicity

- 4.2 The application has been advertised by means of a press notice and site notice and neighbours have been notified in writing.

Consultees

- 4.3 TOWN COUNCIL - Support.
- 4.4 LCC HIGHWAYS AND LEAD LOCAL FLOOD AUTHORITY - No objection
- 4.5 ENVIRONMENTAL SERVICES (Environmental Protection) - No comments received at the time of writing this report (observations/recommendations received in respect of 0997/24).
- 4.6 ENVIRONMENTAL SERVICES (Drainage) - No comments received at the time of writing this report.
- 4.7 ENVIRONMENTAL SERVICES (Contamination) - No comments received at the time of writing this report.
- 4.8 ELDC ARBORICULTURAL OFFICER - Mitigation set out provides suitable protection.
- 4.9 HISTORIC ENGLAND - No comment received (received in respect of 0997/24 where no specific advice was offered).
- 4.10 HERITAGE LINCS ARCHAEOLOGY - Application site is in an area of archaeological remains, appropriate conditions required.
- 4.11 HERITAGE LINCS - Not enough info provided initially, following additional information being submitted conditionally acceptable.

Neighbours

- 4.12 Two (2) representations received raising the following points:

- Concern about noise and disturbance - suggests noise limiter required and doors should remain closed.
- Location is close to residential properties
- Design concerns in relation to noise and impact on garden through use for events

4.13 The Ward Councillor is aware of the application via the Weekly List.

5.0 RELEVANT SITE HISTORY

5.1 1526/18 - Planning Permission - Erection of a building to provide a museum consisting of a volunteer centre, display areas and workshops, removal of extensions and construction of an extension to existing Hackett barn which is within the curtilage of a listed building, and the provision of footpaths. Approved.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

SP10 - Design
SP11 - Historic Environment

Alford Neighbourhood Plan 2018-2031

Policy 10 - Heritage and design

National Planning Policy Framework

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Impact on the listed building

- 7.1 The principles and details of the broader project are considered under planning application N/003/0997/24 as a separate item on this agenda with the officer recommendation indicating the proposal to be acceptable in planning terms.
- 7.2 This application effectively seeks consent to facilitate the necessary works to the protected buildings with consideration restricted to consideration of impacts on character and appearance on the Manor House as a designated heritage asset. Much of the commentary and assessment of the report for 997/24 however

equally applies.

- 7.3 Strategic Policy 11 of the Local Plan aims to secure the continued protection and enhancement of heritage assets in the district and it supports proposals that preserve and enhance heritage assets and their setting and the special character, appearance and setting of conservation areas. This advice is reiterated in paragraphs in the NPPF at chapter 16 which also provide guidance on considering potential impacts on the significance of designated and non-designated heritage assets. Policy 10 of the NHP follows these principles, stating that development should reinforce character and quality, maintain distinctive character and support quality development that respects its immediate setting.
- 7.4 Section 66 of The Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 also imposes duties requiring special regard to be had to the desirability: at Section 72(1), of preserving or enhancing the character or appearance of a Conservation Area.
- 7.6 As noted previously, Alford Manor House is a distinctive and significant grade II* listed building, open to the public, in a prominent location in the conservation area and is specifically mentioned in the Alford Conservation Area Appraisal. The application proposals involve the demolition of the cart shed and erection of a function room connecting to the coach house to accommodate up to 100 people, minor works to the car park and construction of a canopy and workshop which were previously approved under ref: 1526/18.
- 7.7 A Heritage Assessment has been submitted with the application. Concerns about the proposed development were expressed by Heritage Lincolnshire (HL). Whilst HL supported the principle of a new function room and its design it felt more in depth justification was required for the demolition of the cart store and the public benefits derived from this. HL also felt the applicant needed to identify the significance of the building and provide a more in-depth analysis of the features of the building in order to comply with paragraphs 200 and 207 of the NPPF.
- 7.8 HL also supported The principle of conversion of the Coach House but again felt there was not enough information provided to be able to offer support for the scheme as proposed. From the documentation provided HL felt the scheme did not preserve the features of special interest as required by the Act. Indeed HL felt there needed to be a more in depth account taken of the buildings features, including photos, discussion regarding which features are significant to the building and how these are to be retained. The

removal of any original features need to be justified and harm needs to be counterbalanced by public benefit and a more accommodating design in order to comply with section 16 of the Act and paragraphs 200, 205 and 208 of the NPPF. Following a request to the applicant further information was submitted and subject to the imposition of conditions HL no longer objects to the application. It is noted that Historic England has chosen not to provide direct comment on the application instead deferring to the Council's heritage advisor which in this case is Heritage Lincolnshire.

- 7.9 The existing cart shed would be demolished and replaced with a function room to accommodate up to 100 people. Connection from the function room to the former coach house would be achieved through the creation of two single door width openings on its north elevation with the primary access to the function room facilitated through the existing central brick arch in the west elevation of the former coach house. The north section of the former coach house would accommodate lavatories and the south section would accommodate a kitchen. The interior of the north section of the former coach house would be altered through the removal of fixtures and fittings relating to its former use as a stables. These include a timber stall partition, timber troughs and wrought iron wall mounted hay baskets. It is acknowledged that there would be the removal of a small amount of historic fabric on the north elevation through the opening of the doorways and the complete removal of stable related fixtures and fittings. These are considered harmful interventions due to the resulting loss of historic fabric, fixtures and fittings.
- 7.10 Whilst the cart shed is a historic structure and listed as a curtilage listed building, in itself it is of negligible significance and whilst the cart shed lies within the curtilage of the Manor House it is not considered to be a notable or positive contributor to the setting of the Manor House and so has a negligible contribution towards its significance. Furthermore, the benefit of its demolition and replacement by a function room would allow for the removal of the marquee which is considered to be a negative and distracting intrusion on the north elevation of The Manor House causing a harm to its setting and hence significance.
- 7.11 The site lies in an area of archaeological interest and the Council's Heritage advisor, Heritage Lincolnshire, has advised that the proposed development has the potential to harm below ground archaeology and so further archaeological investigation is required, but HL is content that this matter can be dealt with by condition. HL has also asked for a condition to require building recording before existing buildings are demolished or altered. Such conditions can be imposed on any approval given.
- 7.12 It is considered overall that the proposed works and development would result in some harm to the fabric and setting of the grade

II* listed Manor House (and so indirectly on the setting of the conservation area), however, this harm would be "less than substantial harm". The NPPF requires that less than substantial harm "*should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*"

- 7.13 In this case the main aim of the proposal is to provide a suitable, functional workshop buildings and a functions building to be used for weddings, funerals and community events which would enhance and increase the facilities the Manor House can offer. The area to which the proposal relates is under used and the proposal would add to the visitor experience and help secure the future of the listed building and the removal of the marquee. It is also likely to result in economic benefit to the town of Alford from increased visitor numbers and spending.
- 7.14 Taking all the above into account and with the statutory duty in mind, it is considered that the less than substantial harm to the listed Manor House is outweighed by the public benefit that will be derived from the improvement of the community focused space which in turn will enable the ongoing maintenance of a highly significant heritage asset. It is, therefore, considered that subject to appropriate conditions to ensure the detailing is carried out appropriately the proposal would satisfy requirements of adopted planning policy and the NPPF.

8.0 CONCLUSION

- 8.1 The proposed works would enable the delivery of a project that would provide notable enhancements to the site to attract visitors, which would facilitate a viable use of the site, which would help to preserve the heritage assets across the site. Subject to conditions, the works would have an acceptable impact on the designated heritage asset and the application is recommended for approval.
- 8.2 Given known funding pressures to enable the delivery of the project, the application has been brought before this committee for consideration as the earliest opportunity and as such a final list of conditions has yet to be finalised - some of which may need to be agreed formally with the applicant as they are pre-commencement. These will follow on the supplementary papers.
- 8.3 This conclusion has been arrived at having taken into account all other relevant material considerations, none of which outweigh the reasons for the officer recommendation made below.

10.0 OFFICER RECOMMENDATION

Grant consent

RECOMMENDATION: Approval

subject to the following conditions: