

Comittee Report

Application No:	DC/17/00669/LBC
Case Officer	Tracy Long
Date Application Valid	9 June 2017
Applicant	c/o Agent
Site:	Axwell Hall Axwell Park Blaydon NE21 6RN
Ward:	Blaydon
Proposal:	LISTED BUILDING CONSENT for minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access from Axwell Hall, partial reinstatement of the historic landscape and provision of two new garden stores.
Recommendation:	GRANT
Application Type	Listed Building Consent

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The site to which this application relates comprises of two areas of land, firstly an area of land to the south of Axwell Hall, beyond the existing Hall Terrace, incorporating the retaining wall, balustrade, piers and steps to the terrace. The retaining wall, balustrade, piers and steps are Grade II Listed.

1.2 Secondly an area of land located to the east of the Hall, comprising of the eastern curtilage of Axwell Hall and a large area of Richmond House's rear garden, located further to the east.

1.3 Both areas of land incorporate land that forms part of the curtilage of Axwell Hall, a Grade II* Listed Building located within the Axwell Park Estate and Conservation Area.

1.4 Axwell Hall was designed by the renowned Palladian architect James Paine in 1758. In 1920 the Hall was home to the Newcastle Ragged and Industrial School which closed in 1984. The Hall has since remained empty and has been the subject to theft, vandalism and weather damage. However, despite this, the Hall as it stands today, remains an impressive Grade II * Listed Building of historical and architectural significance. The balustrade and steps to the southern elevation attached to the Hall are also Grade II* listed under the same listing as The Hall. The retaining wall, balustrade, piers and steps to the terrace south of the Hall are Grade II Listed, listed under a separate listing.

1.5 The sites are accessed via a private estate road from the A694 located to the south of the site. The late C18 / early C19 bridge, located 280m south of Axwell Park is also Grade II Listed, under a separate listing.

1.6 DESCRIPTION OF THE APPLICATION

The application proposes minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access from Axwell Hall and partial reinstatement of the historic landscape and provision of two new garden stores.

1.7 The works proposed as part of this current Listed Building Application and associated planning application DC/17/00668/FUL are intended to compliment the amendments sought to the Hall being considered under separate applications DC/17/00666/FUL and DC/17/00669/LBC. The submitted Planning Statement explains that these works are essential to ensure that the proposed restoration of Axwell Hall is financially viable and delivers a scheme which is attractive to potential buyers.

1.8 Work To The East

The works proposed to the East side of Axwell Hall involve the remodelling of the ground levels to form a level area to allow level access from the lower ground floor of The Hall into the former garden area of Richmond House. The remodelling of this small area of land will allow views of the east elevation of Axwell Hall to be opened up.

1.9 Works To The South

A new car parking area is proposed to the south of Axwell Hall to reflect the demands for parking within the Axwell Hall Estate which is greater than was originally anticipated. The new car parking area will be set below the existing terrace area in front of The Hall. Access between the two areas will be via the existing pair of steps. On the south side of the car parking area a bund will be formed to raise the levels and a new hedge / fence will be provided on top of the bund, to help screen the parking area. The car parking area will provide 20 car parking spaces to meet the needs of the residents in The Hall – providing 2 spaces for each of the 10 flats.

1.10 PLANNING HISTORY

The application site has a rich history of relevant planning and listed building applications as detailed below:

DC/05/00301/COU Conversion of hall to 23 apartments and erection of new-build enabling development comprising of one coach apartment and terraced blocks of 18 dwellinghouses and 9 apartments with associated garage blocks, parking and landscaping. Granted on 9.09.2005 .

DC/05/00302/LBC Restoration and conversion of hall including demolition of rear annexe and renovation of balustrade and terrace. Granted on 12.08.2005.

DC/05/00303/FUL Erection of 18 three storey houses in three blocks with associated parking including restoration of walled garden and historic parkland. Granted on 9.09.2005.

DC/06/00349/LBC Variation of condition 8 of Listed Building Consent

DC/05/00302/LBC relating to the requirement for single glazed windows. Granted on 27.06.2008.

DC/07/00407/FUL Variation of condition 1 (approved plans) of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and re-siting of the access into the rear of the dwellings. Granted on 22.11.2007.

DC/08/00349/FUL Variation of condition on DC/05/00301/COU - adaptation of first floor of garage/coach house to form two self-contained dwellings. Granted on 15.05.2008.

DC/08/00612/LBC Internal alterations on basement, ground floor and second floors to rationalise rooms and thereby reduce number of units from 23 (as approved under DC/05/00302/LBC) to 20. Granted on 30.07.2008

DC/10/01303/FUL Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended 28/01/11, 11/03/11, 30/03/11 and 05/04/11). Granted 14.04.2011 subject to S106.

DC/17/01080/NMA NON-MATERIAL AMENDMENT: to planning permission DC/10/01303/FUL to allow condition 1 (approved plans) to list the approved drawings relating to Axwell Hall as well as the Courtyard element of the development. Granted on 30.05.2018.

DC/17/00666/FUL VARIATION OF CONDITION 1 (approved plans) of permission: DC/10/01303/FUL to introduce residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units. Decision Pending – also being considered at this committee meeting.

DC/17/00667/LBC Listed building consent to allow for a revised scheme of development including residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units. Decision Pending – also being considered at this committee meeting.

DC/17/00668/FUL Minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access and partial reinstatement of the historic landscape. Decision Pending – also being considered at this committee meeting.

1.11 BACKGROUND SUMMARY

The planning history above relates to The Hall, Courtyard and Axwell Gardens. The planning history in so far as it relates to The Hall is summarised as follows:

- 1.12 In 2005, planning permission and listed building consent was granted for the conversion of The Hall to 23 apartments and the erection of new-build enabling development comprising of the dwellings at Axwell Gardens and the dwellings at The Courtyard with associated garage blocks, parking and landscaping.

- 1.13 Later in 2008, a listed building application was granted for internal alterations to the Hall to reduce the number of units to from 23 to 20. However this consent was not implemented and has since expired.
- 1.14 In 2010, a variation of condition application was granted which permitted alterations to the courtyard development consented in the 2005 application. This application was implemented and therefore constitutes the current consent for the alterations to The Hall.
- 1.15 As the 2010 decision only referenced the revised courtyard drawing numbers in the decision notice, a Non-Material Amendment application (DC/17/01080/NMA) was submitted in 2017 to attach the 2005 consented drawings for The Hall to the approved plans condition. This Non-Material Amendment application was granted on 30 May 2018.

2.0 Consultation Responses

Archaeology Officer There are no archaeology issues to address.

Historic England Have no comments to make.

3.0 Representations:

3.1 Neighbour notifications were carried out by the Council sending letters to 71 properties surrounding the site, site notices being displayed at the site as well as a notice appearing in the Newcastle Journal.

3.2 Two objections letters have been received from local residents raising concerns about the proposals which are summarised below :

- Negative impact on the character of the building and surrounding area
- Will later the outlook for residents at The Courtyard
- The new bin store will result in noise disturbance to adjacent residents.
- Will result in executive type housing
- Highway safety
- Availability of parking spaces
- Potential impact on wildlife

4.0 Policies:

NATIONAL POLICY

NPPF: National Planning Policy Framework

NPPG: National Planning Policy Guidance

CORE STRATEGY

CS15: Place Making

UDP

5.0 Assessment of the Proposal:

5.1 Given that this is a listed building application the only issue for consideration is the impact of the proposed development on the listed buildings and structures.

5.2 LISTED BUILDING/STRUCTURES

Planning Legislation / Policy Position

There are a number of listed buildings and structures at this site including the listed Hall, the associated listed structures including the retaining wall, balustrades, piers and steps to the south of the Hall and the listed bridge on the access road to the south.

5.3 The LPA have a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess. This is reinforced within both national and local planning policies.

5.4 Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets conservation. Paragraph 194 of the NPPF goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

5.5 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

5.6 Paragraph 196 of the NPPF explains that 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.

5.7 Saved Policy ENV11 of the Council's Unitary Development Plan (UDP) relates to listed buildings and states that alterations must preserve or enhance the buildings special architectural or historic interest.

5.8 Policy CS15 of the Council's Core Strategy and Urban Core Plan (CSUCP) also seeks the conservation and enhancement of the historic environment / heritage assets.

5.9 A Heritage Statement has been submitted to accompany this application which assesses the significance of the heritage assets and the effect of the proposed changes on the significance of these assets.

- 5.10 The Hall is currently empty and has been the subject to theft, vandalism and weather damage. However, despite this, The Hall as it stands today, remains an impressive Grade II* Listed Building of historical and architectural significance.
- 5.11 **Work To The East**
The remodelling of the levels to the east of Axwell Hall will result in the removal of the Richmond House garden, which is considered to be positive, as it will reinstate the relationship between one of the principle elevations of The Hall and the wider parkland to the east.
- 5.12 **Works To The south**
The proposed works to create the new car parking area to the south of the hall will alter the historic parkland setting of Axwell Hall and will result in harm. It is however recognised that informal parking already occurs on this part of the site which currently harms the site.
- 5.13 **Heritage Summary**
The proposed changes will alter the designated heritage assets and their setting. It is however considered that the harm to the heritage assets is outweighed by delivering housing on a partly implemented, but stalled site; bringing a Grade II* Listed Building back into use, safeguarding its future. In addition the works to the east of the site will deliver improvements to the landscape setting by opening up the eastern elevation of Axwell Hall.
- 5.14 **Conditions**
A number of conditions will however be necessary to ensure that all the proposed works are carried out in a sensitive and appropriate manner that respects the architectural and historic features of the listed buildings and structures and their setting.

6.0 CONCLUSION

- 6.1 This application represents a significant opportunity to deliver housing on a partly implemented, but stalled site; bringing a Grade II* Listed Building back into use, safeguarding its future.
- 6.2 Taking all the relevant issues into account, including those made by local residents, it is considered that the proposed works are acceptable, subject to a number of conditions.
- 6.3 It is therefore recommended that listed building consent be granted.

7.0 Recommendation:

That permission be GRANTED and that the Strategic Director of Communities and Environment be authorised to add, delete, vary, amend and finalise the wording of the conditions (as set as headings below) as necessary:

List of approved plans

Time limit to implement

Stone cleaning to be approved

Implement stone cleaning

Scaffolding details to be approved

Implement scaffolding

