

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **7TH MARCH 2018**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **LISTED BUILDING APPLICATION FOR THE INSTALLATION OF RAILINGS TO SOUTH BOUNDARY AT HAWKESBURY HALL, MILL LANE, BUCKLEY**

APPLICATION NUMBER: **057295**

APPLICANT: **MR DERMOT FENNELL**

SITE: **HAWKSBURY HALL, MILL LANE, BUCKLEY**

APPLICATION VALID DATE: **1ST AUGUST 2017**

LOCAL MEMBERS: **CLLR ELLIS**

TOWN/COMMUNITY COUNCIL: **BUCKLEY TOWN COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST - CONCERN REGARDING ACCESS TO COMMUNITY CENTRE**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This is a listed building application for the installation of railings to south boundary of Hawksbury Hall, Mill Lane Buckley.
- 1.02 The issues for consideration are the principle of development, highways considerations, and the impact on the setting of the Grade II listed Hall.
- 1.03 Once Committee have made their recommendation on the application this is then forwarded to CADW for their decision.

Members are advised that this proposal relates to item 6.4 of the

1.04 agenda which is the tandem planning application.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit on commencement
 2. In accordance with approved plans and details.
 3. Prior to commencement details of the square posts, angled rear supports (if required), details of how the fence will terminate at the wall of the hall as well as the Mill Lane boundary, and the details of any concrete foundation will be submitted to the LPA

3.00 CONSULTATIONS

3.01 Local Member

Cllr C Ellis – Objects to proposal on the grounds that the proposal fencing will impact on the safe access to the Community Centre and Skate Park. The proposal will result in the narrowing on the existing access which will mean large emergency service vehicles will be unable to access the site

Buckley Town Council

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Highways Development Management

Raises no objection to the proposal

Pollution Control

No Objection

Planning Conservation

No Objection subject to conditions

RCAHM

No Response

Ancient Monument Society

No Response

The Georgian Group

No Response

SPAB

No Response

The Victorian Society

No Response

4.00 PUBLICITY

4.01 Press Notice and Site Notice

One letter of objection received raising concern that the proposal will impact upon the right of access to the Hawksbury Little Theatre.

5.00 SITE HISTORY

5.01 047712

Listed Building Application to Renovation work to bring Hawkesbury Hall from its existing near derelict state to suitable domestic accommodation.

Consent Granted 3rd January 2011

047711

Proposed renovation work to bring Hawkesbury Hall from its existing near derelict state to suitable domestic accommodation. Withdrawn 22nd July 2010

4/0/18224

Application for listed building consent for demolition of caretakers cottage within curtilage of Hawkesbury Hall. Consent granted 23rd January 1990.

4/0/14026

Demolition of Hawkesbury Hall. Refused 22nd December 1986.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy HE2 - Development Affecting Listed Buildings and Their Settings

It is considered that the proposed external works to the listed building have no adverse effects on the building's special architectural or historic character and appearance and therefore accord with the above policies.

7.00 PLANNING APPRAISAL

7.01 Site Description and Proposals

The site comprises of a dwellinghouse, Hawkesbury Hall which is a Grade II listed building. It is listed for its early 19th century origins and important historic associations with Jonathan Catherall. The main physical interest lies in the use of left over and second hand materials such as pieces of dressed stone randomly mixed with different types of broken bricks and even floor tiles from the brickworks in the construction of the walls of the house. The building had suffered a long period of non-use and lack of maintenance and was placed in the 'at risk' category. The building has subsequently undergone an extensive scheme of redevelopment, both internally and externally, to bring the building back to a modern day living standard.

7.02 The building comprises of the original hall built in 1801 and two later extensions to the east and west. The eastern wing housed Catherall's Chapel whilst the western wing was a caretakers cottage.

It is 2 storeys with roughcast and cement rendered elevations under a slate roof. All the window openings have now been blocked up but were former sashes with glazing bars. The main part of the building has broad pilasters flanking each bay. The building is located between the more modern buildings of a community centre at the front to the south eastern side and the little theatre building at the rear to the north. The community centre and associated uses are accessed off a driveway which in turn is off Liverpool Road, Buckley. The theatre building is principally accessed off the lane servicing the Elfed High School.

7.03 Proposal

The application is seeking consent to install metal railings to the elevation that faces the shared access and carpark. It is proposed that the railings will run from the existing timber gate, located on Mill Lane and terminate at the corner of the left-hand wing. There are proposed to be two openings within these railings, the first to allow an access for the front entrance door and the second to allow vehicular access to the rear of the building. The railings are to be designed in a Georgian style and comprise of classically inspired, ornate flattened posts with simple rails and bars. The posts to the two openings are designed to complement the posts but are square in section.

7.04 Main Issues

The main issues to consider within the determination of this application is whether or not the proposed external works have an adverse effect on the buildings special architectural or historic character and appearance, and if the proposed works would have an impact on the safe use of the highway.

7.05 Impact on the Listed Building

The applicants had been in consultation with the conservation department a potential boundary treatment for this elevation and it was considered that the most appropriate material for use would be suitable designed and detailed metal railings. The main reasons for this choice being that it would be secure, it comprised of a traditional material that was appropriate for a period building and that it would not actually obscure the Listed structure. The design of railings and posts that has been submitted in the current amended scheme are well designed and detailed for use in this sensitive location. The amended scheme allows for the railings to extend in front of the left hand side wing thus creating an attractive and well balanced view of what is considered to be the principle elevation. It is considered that the current aspect of this three-bay elevation will be dramatically enhanced visually and architecturally with the implementation of the work as detailed in this application. As a result the conservation department support the proposal subject to the conditions outlined above.

7.06 Highways Safety

The highways department raises no objection to the proposal. Objections have been received from the Local Member, Town Council and a third party. These objections are regarding the potential impact the proposed development will have on the width of the existing shared access and in turn the ability for the emergency services to access the community centre. As the shared access is not adopted highway but owned by Flintshire County Council, any impact on this access is a civil matter between the two parties. For the avoidance of doubt the applicant has signed the ownership certificate confirming that all the land falls within their ownership.

8.00 CONCLUSION

It is considered proposed works will have no adverse effect on the building's special character and there are no other matters which would warrant the refusal of this application. The proposal complies with planning policy HE2 of the Flintshire Unitary Development Plan

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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