

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 15 OCTOBER 2008

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

08/2480/LBC

Wynyard Hall, The Avenue, Wynyard

Listed Building consent for internal alterations to change the use to a hotel with associated restaurant and continuation of existing approved use for banqueting events.

Expiry Date 25 September 2008

SUMMARY

1. The application seeks listed building consent for internal alterations to 7 rooms within Wynyard Hall. The works involve the insertion of 7 bathroom units in the style of wardrobes, into rooms that will be used as en-suite bedroom accommodation for the Hotel (subject to change of use planning application 08/2263/COU)
2. English heritage have no objection to the proposed works and the works are considered acceptable in terms of the impact on the character of the Listed Hall and the application is recommended for approval subject to condition. As the application involves an application for Listed Building Consent for works to a grade II* Listed Building the application must be referred to Government Office for approval subject to the committee recommendation. Members are therefore recommended to be minded to approve the application subject to the conditions below.

RECOMMENDATION

Planning application 08/2480/LBC be Approved subject to the following conditions

- 01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.***

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>31 July 2008</i>
<i>WH1</i>	<i>31 July 2008</i>
<i>WH2</i>	<i>31 July 2008</i>
<i>WH4</i>	<i>31 July 2008</i>

WH5
WH3

31 July 2008
31 July 2008

Reason: To define the consent.

02. The bathroom units to be created will be detailed, painted and finished to match with the host rooms to the written satisfaction of the local planning authority.

Reason- In the interest of the character of the listed building

03. All works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

REASON: In order to safeguard the special architectural or historic interest of the building.

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15.

It is considered that the scheme accords with the act and supplementary planning guidance and will not have an adverse impact on the character and appearance of the listed building and there are no other material planning considerations which indicate that a decision should be otherwise.

BACKGROUND

3. The hall is grade II* listed building, set in mature landscaped parkland covering 2000 acres. The parkland is a registered historic park also grade II* listed and it also lies within a designated a special landscape area.
4. The listed building application accompanies an application for change of use to the hall for hotel use, which also looks to continue the existing approved use for conference and banqueting use.

PROPOSAL

5. The application seeks listed building consent for internal alterations to the grade II* Listed Building Wynyard Hall.
6. The extent of the works is the insertion of bathroom units, in the style of wardrobes into 7 rooms that will become en-suite bedroom accommodation for the hotel.
7. The rooms are located at first floor level to the rear of the hall and are currently used as offices.

CONSULTATIONS

The following Consultations were notified and any comments received are set out below:-

Parish Council

The council objects on the grounds that a hotel would increase traffic through Wynyard to gain access to the new hotel, which is clearly signposted from A689 roundabouts.

English Heritage

Our specialist staff has considered the information and do not wish to offer any comments on this occasion.

PUBLICITY

Neighbours were notified and the comments received are summarised below:-

Philip Hall**9 Davison Close, Wynyard**

The heritage of this building should be preserved and I believe this alteration will set a precedent for further change and development of this important listed building.

Mr I Bullock**6 Davison Close, Wynyard**

Object to the application due to my concerns over the impact on the village due to traffic, & the danger this causes to children playing in what is a residential area. At present most functions at the Hall direct people through the Wynyard housing estate there are road signs from the A689 directing traffic through the village to access the Hall. A change of use from occasional functions / weddings to full time hotel & restaurant will put a huge increase of traffic through the estate on roads which are not suitable for high volumes of traffic or commercial vehicles making deliveries. There is an access road to the Hall from the other side of Wynyard (Sir John Hall's private, gated, access road) which must be used as the access to the hall. My concern is that should this application be approved the management team of the Hall will claim that traffic will not be directed through the estate but in reality it will & I'm sure the road signs dotted all over Wynyard estate (does planning permission exist for them?) would not be removed.

Frances Smith**12 Vane Close, Wynyard**

Historically Wynyard hall was a place of grandeur and beauty. Alterations to commercialise it will spoil the heritage of Wynyard the additional traffic for the hotel and amenities it will offer will cause unnecessary air pollution .the area has enough hotels to deal with the amount of visitors it receives.

Warren Kelay**1 Swancer Court, Wynyard**

Access will be a concern as well as traffic and increased use of a689, as well as setting a precedent over the existing use of land, strongly object

A Taylor**38 Wellington Drive, Billingham**

Objects to the application on the grounds that it will destroy the original character of the building for which the listing was originally intended.

PLANNING POLICY

The following planning policies are considered to be relevant to the consideration of this application:-

Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15.

SITE AND SURROUNDINGS

8. The Hall sits in extensive mature landscaped grounds, which is a grade II* listed parkland. To the front of the hall is a large gravel drive accessed by vehicles over the grade II listed Lion Bridge. There is a parking area towards to the south west of the site and an ornamental lake to the rear.
9. The West wing of the Hall is a private residence with the remainder of the main hall having established permission to be used as a conference and banqueting facility. At ground floor level are a number of substantial reception rooms of high architectural value. 8 en-suite bedrooms and office accommodation are at first floor, with the basement level containing kitchens, laundry and other service rooms.
10. Access to the Hall is from the Golden Gates entrance on Wynyard Road past two gate lodges through the extensive parkland.

MATERIAL PLANNING CONSIDERATIONS

11. The main consideration of the application is the impact of the proposals on the character and appearance of the listed hall.
12. Several objections have been received to the application however these relate to traffic issues associated with the proposed change of use to hotel. Although these are duly noted, only the impact of the proposals on the character and appearance of the listed building can be considered as part of this application. An accompanying application for change of use to Hotel has been submitted (08/2263/COU) and highway concerns will be addressed through consideration of this application.
13. The internal works comprise the creation of an additional 7 bathroom units within existing first floor rooms, currently these rooms are used as offices. The rooms retain their Georgian layout, character and features and at first floor level command fine views across the mature parkland to the rear of the hall.
14. The proposals look to introduce en-suite bathroom units in these rooms through the creation of units styled as wardrobes/bookcases.
15. The units have been appropriately positioned to ensure no adverse impact on existing historical features. They will not be full height and will appear as large pieces of furniture within the rooms. They will be decorated to blend appropriately with the backdrop of the rooms to ensure they are not obvious modern insertions.
16. English Heritage has carried out a site visit to the property and has no objection to the works.
17. The works are not considered to adversely impact on the character or appearance of the rooms in which they are to be inserted and will be removable features. The drainage has been designed appropriately to ensure minimum intervention of the building fabric and will

be created through the appearance of columns rising to the ceiling from the units and pipe work will be carried through existing ceiling voids to ensure minimum interruption.

CONCLUSION

18. The application is considered acceptable in that it will not adversely impact on the character and appearance of the listed building. The application is recommended for approval for the reasons outlined above. As the application involves an application for Listed Building Consent for works to a grade II* Listed Building the application must be referred to Government Office for approval subject to committee recommendation.
19. Members are therefore recommended to be minded to approve the application subject to the conditions above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271

Financial Implications – As report

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Stockton on Tees Local Plan, Second Stockton on Tees Local Transport Plan.

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

WARD AND WARD COUNCILLORS

Ward	Northern Parishes
Ward Councillor	Councillor J Gardiner