

**Demolition of side and rear extensions of hotel, erection of side /rear extension to hotel, internal works, partial demolition and rebuilding of boundary wall to form visibility splays**

**Report Item No  
A2**

**The Royal Hotel Station Road Ashby De La Zouch  
Leicestershire**

**Application Reference  
14/00105/LBC**

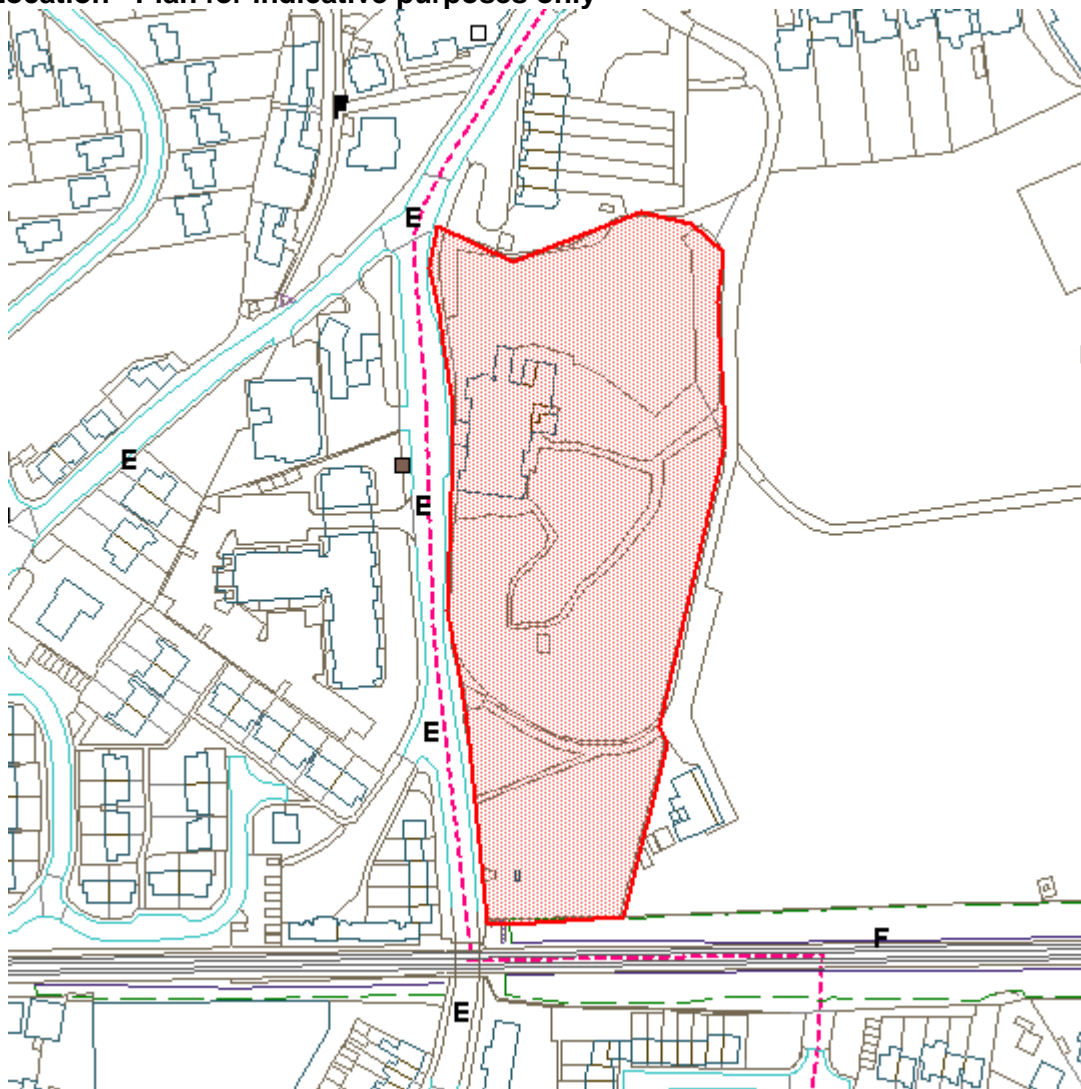
**Applicant:**

**mit**

**Case Officer:  
Sarah Worrall**

**Recommendation:  
PERMIT**

**Site Location - Plan for indicative purposes only**



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## **Executive Summary**

### **Call in**

The Listed Building Consent submission is brought to Planning Committee since the associated planning application 14/00104/FULM has been called in at the request of Councillor Coxon on the grounds of public interest. This will allow the planning application and Listed Building Consent (LBC) submission to be considered together.

### **Proposal**

The application seeks Listed Building Consent for the demolition of existing single storey extensions and the erection of a replacement single storey extension to the existing hotel at the north and eastern corner. The scheme also seeks approval for refurbishment work to the hotel and partial demolition and rebuilding of the boundary wall.

The LBC is being considered in conjunction with a full application for the demolition of existing side extensions and erection of single storey side extension and refurbishment works to the Royal Hotel, erection of kiosk (A3 use), associated car parking rearrangements and woodland car park, and erection of a leisure pavilion (D2 use) with integral A3 café /restaurant section (14/00104/FULM).

The current development proposal was also being considered in relation to a separate application for the demolition and redevelopment of the cricket and bowls pavilions on Bath Grounds along with the erection of five dwellings on a section of the Bath Grounds (14/00107/FULM). That application has been withdrawn.

### **Consultations**

Members will note that representations from local residents and businesses have been made and the full representations are available to view on the working file. In terms of the issues raised, statutory consultees are satisfied that there are no matters that have not been satisfactorily addressed or cannot otherwise be satisfied by way of condition.

### **Planning Policy**

The impact of the proposal in terms heritage aspects can be considered in relation to the NPPF.

### **Conclusion**

The proposed demolition works, hotel extension, partial new wall and internal refurbishment works would not have any adverse impact on the adjacent Listed Buildings or Conservation Area heritage assets and approval is therefore recommended.

### **RECOMMENDATION: PERMIT, subject to conditions**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and Background

This is a Listed Building Consent submission for the demolition of existing single storey extensions at the north east corner of the Royal Hotel which is a Grade II\* Listed Building, replacement with a new single storey extension and rear seating area along with general refurbishment of the hotel and partial demolition and rebuilding of the boundary wall to improve visibility splays.

The listing description for the hotel is as follows:

Circa 1826. Facade and south end of red brick with stone dressings. Rest of stone. 3 storeys. Outer bays advanced under segmental pediments. Quoins. Moulded cornice 1st floor and moulded cornice and parapet above recessed centre cornice carried across end pediments. Roof not visible. 9 windows in centre set in moulded architraves - alternate windows blocked. Outer bays have 1 window of 3 lights each. Sashes with glazing bars. Centre giant porch with cornice hood on coupled Greek Doric columns from which the fluting has been removed

A separate planning application 14/00104/FULM is being considered in relation to the listed building works proposed. It should be noted that application 14/00107/FULM for the demolition and erection of both cricket and bowls club pavilions and erection of No.5 dwellings within the Ashby Grounds has been withdrawn by the applicant.

### Planning History

There is not any relevant planning history for the application site in relation to the current proposal.

Pre-application discussions were undertaken in relation to development proposals at the Royal Hotel and the Bath Grounds.

### 2. Publicity

83 no. Neighbours have been notified (Date of last notification 2 June 2014)

Site Notice displayed 2 June 2014

Press Notice published 11 June 2014

### 3. Consultations

Ashby De La Zouch Town Council consulted 20 February 2014

NWLDC Conservation Officer consulted 21 February 2014

English Heritage- Grade I/II\* LB Works consulted 21 February 2014

Victorian Society- LB demolition consulted 21 February 2014

Georgian Group- LB demolition consulted 21 February 2014

#### 4. Summary of Representations Received

**Ashby de la Zouch Town Council** - no comment received.

**English Heritage** - no objection subject to details of materials and finishes.

**NWLDC Conservation Officer** - no objection.

#### Third Party Representations

Two letters of support for the development proposals has been submitted from one person (one customer service contact form and one letter). In addition, three letters of objection have been received in relation to the proposal. These concerns can be summarised as follows:

- Awful design like an alien spaceship beside the Royal Hotel totally out of keeping with the area and the local architecture;
- The intrusive design would dominate the bath grounds and local area;
- The new building is of a modern design while the hotel is built of brick and stone;
- The development should be in keeping with Chaplin's original concept of the hotel;
- The development would have a significant detrimental impact on the appearance and amenity offered by the Bath Grounds;
- The proposed new kiosk building should be built from reclaimed red brick;
- Existing trees should not be removed; and,
- Access will not be sufficient for the traffic generated.

#### 5. Relevant Planning Policy

##### National Planning Policy Framework (NPPF) - March 2012

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document.

The NPPF (paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

"131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness."

"132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...."

"133. Where a proposed development will lead to substantial harm to 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 loss is necessary to achieve substantial public benefits that outweigh the harm or loss or all of four other criteria apply."

"134. 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, including securing its optimum viable use."

**Planning Practice Guidance - March 2014** supplements the policies in the NPPF. The Guidance does not change national planning policy but offers practical guidance as to how such policies should be applied.

There is no relevant policy contained within the Adopted North West Leicestershire Local Plan.

## **6. Assessment**

The only concern of this Listed Building Consent application is the consideration of the impact of the proposed works on the Listed Building.

The demolition of the existing single storey newer additions to the original hotel would result in the removal of an uncohesive array of extensions which currently do little to enhance the existing Listed Building. The design of the hotel extension would be in scale and character with the existing hotel and an amended elevation has been submitted in relation to a revised window design addressing concerns originally raised by English Heritage and the District Council. Design details of materials, finish and window/door openings would be required, and information on making good the walls where demolition occurs would also be required. These could be dealt with by condition.

The internal alterations would create individual rooms into suites where possible which would result in the restoration of some rooms to their original proportions whilst also improving the offer of room available to guests. The rearrangements will result in some new door openings and other minor changes. It is recommended that a schedule of works is required by condition should the submission be approved.

The existing boundary wall which would be altered to provide an improved splay at the vehicular access to the site has little architectural or historic interest and the modifications would have no adverse impact on the designated heritage asset.

As such, the proposed development would not adversely affect the fabric or setting of the Listed Building in accordance with the provisions and intentions of the NPPF.

## **Summary**

The proposed works would comply with national planning policy heritage requirements and the proposed works would have no adverse impact on the fabric or setting of the Listed Building. As such, approval is recommended.

**RECOMMENDATION, APPROVE subject to the following condition(s):**

- 1 The works to which this consent relates shall begin not later than the expiration of three years from the date of this consent.

*Reason- To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).*

- 2 The development shall be built strictly in accordance with the approved plans as follows:

Drawing Number 11078/08/01 - Site Location Plan 1/2;  
Drawing Number 11078/08/02 - Site Location Plan 2/2;  
Drawing Number 11078/08/03 - Proposed masterplan;  
Drawing Number 11078/08/12 - Existing site sections 1/2;  
Drawing Number 11078/08/13 - Existing site section 2/2;  
Drawing Number 11078/08/14 - Proposed site sections 1/2;  
Drawing Number 11078/08/15 - Proposed site sections 2/2;  
Drawing Number 11078/08/21 - Existing hotel ground floor plan;  
Drawing Number 11078/08/22 - Existing hotel first floor plan;  
Drawing Number 11078/08/23 - Existing hotel second floor plan;  
Drawing Number 11078/08/24 - Existing hotel elevations 1/2;  
Drawing Number 11078/08/25 - Existing hotel elevations 2/2;  
Drawing Number 11078/08/26 - Proposed hotel demolition ground floor plan;  
Drawing Number 11078/08/27 - Proposed hotel demolition first floor plan;  
Drawing Number 11078/08/28 - Proposed hotel demolition second floor plan;  
Drawing Number 11078/08/31A - Proposed hotel ground floor plan;  
Drawing Number 11078/08/32 - Proposed hotel first floor plan;  
Drawing Number 11078/08/33 - Proposed hotel second floor plan;  
Drawing Number 11078/08/34 - Existing/Proposed hotel alterations East elevation;  
Drawing Number 11078/08/35A - Existing/Proposed hotel alterations North elevation;  
Drawing Number 11078/08/36 - Existing/Proposed hotel alterations South elevation;  
Drawing Number 6315 EL(90)02 - Existing and proposed wall elevations;  
Drawing Number 6315 SP(90)05E - Trees retained, removed and proposed;  
Drawing Number 6315 SP(90)01T - External works plan; and,  
Drawing Number 6315 EL(90)01H - Hotel external works elevations and sections;

*Reason- To determine the scope of this permission.*

- 3 Notwithstanding the submitted information no development shall commence on site until representative samples of the materials to be used in all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

*Reason- To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building, and to enable the Local Planning Authority to retain control over the external appearance given that precise details have not been submitted.*

- 4 No development shall commence until a schedule of works in relation to the internal alterations has been submitted to and agreed in writing with the Local Planning Authority. The schedule of works shall include detailed plans at 1:50 scale of any new doors, openings and fixings required in association with the works.

*Reason- To enable the Local Planning Authority to retain control over the internal alterations to the Listed Building as no precise details have been submitted.*

- 5 No development shall commence on site until drawings (including cross-sections) of the proposed door and window units at the hotel extension to a scale of 1:1/1:2/1:5/1:10 have been first agreed in writing by with the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained as such in perpetuity.

*Reason- To enable the Local Planning Authority to retain control over the external appearance of the Listed Building as no precise details have been submitted.*

- 6 No development shall commence on site until details of the location of any external services, including any rainwater goods, meter boxes and flues, have been submitted to and agreed in writing with the Local Planning Authority. The external services shall be installed in accordance with the agreed scheme and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

*Reason- To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building, and to enable the Local Planning Authority to retain control over the external appearance given that precise details have not been submitted.*

- 7 No development shall commence on site until details of the location and specification of any air conditioning, chiller, condenser, extraction or other plant and flues required in association with the development hereby permitted have been submitted to and agreed in writing with the Local Planning Authority. The plant facilities and system shall be installed in accordance with the agreed scheme and shall thereafter be maintained as such unless otherwise agreed in writing with the Local Planning Authority.

*Reason- To ensure the works are carried out in a way which respects the special appearance and character of the Listed Building, and to enable the Local Planning Authority to retain control over the external appearance given that precise details have not been submitted, and to ensure against noise disturbance to the surrounding area or properties.*

- 8 Notwithstanding any details submitted and before development commences on the site a detailed scheme for the boundary treatment of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the kiosk and leisure pavilion are occupied.

*Reason- To preserve the residential amenities of the locality and the amenities of the adjacent Listed Building.*

### **Notes to applicant**

- 1 Listed Building Consent has been granted for this proposal. The Local Planning Authority acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).