

## UTT/16/3550/LB - BROXTED

(Other)

**PROPOSAL:** Demolition of sections of former hotel and outbuildings. Conversion of former barn and modern extension to 4 no. dwellings. Conversion of former staff dwelling to 1 no. dwelling. Restoration and conversion of Church Hall and Brewhouse to 2 no. dwellings. Extension to western section of former hotel and conversion to 1 no. dwelling

**LOCATION:** Whitehall Hotel, Church End, Broxton

**APPLICANT:** Mr B Martin

**AGENT:** Andrew Stevenson Associates

**EXPIRY DATE:** 22 March 2017

**CASE OFFICER:** Karen Denmark

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### **1. NOTATION**

- 1.1 Outside Development Limits/Grade II (Barn northeast of Church Hall/wall to west of Church Hall) and Grade II\* (Church Hall and Brew House) Listed Buildings/adjacent Grade II\* listed buildings (Church and barn to east of Church Hall)/Tree Preservation Order/Within 57dB 16hr LEQ.

### **2. DESCRIPTION OF SITE**

- 2.1 The site lies within the hamlet of Church End, Broxton, on the southern side of the B1051. A property known as Church Hall Farm is located to the east and St Mary's Church is located to the west, both are listed Grade II\*. There is open farmland to the north and south of the site. The site was formerly the Whitehall Hotel until its closure nearly 5 years ago (May 2012).
- 2.2 The application site covers an area of just over 1 hectare. The site has vehicular access from the B1051, with a further access point between the frontage barn and Church Hall Farm.
- 2.3 Within the site the barn listed at barn northeast of Church Hall lies on the northern boundary of the site, adjacent to the B1051. Extending southwards from this are the 1990's extensions which join the barn to the Grade II\* listed Church Hall and Brewhouse. There is vehicular access under an oversailing element of this extension. Church Hall and Brewhouse front onto the access and have extensive grounds to the south. At the western end of the building is a further modern extension (1980's) which was known as the Butler Wing. Lying adjacent to the eastern boundary of the site is a further building which was the former staff dwelling. At the southern end of the site are the former swimming pool and tennis courts. There are mature trees within the grounds. The listed wall runs along the western boundary with St Mary's Church.

### **3. PROPOSAL**

- 3.1 The proposal relates to the demolition of various parts of the modern extensions to the former hotel, and the conversion of the buildings within the site to form 8 dwellings.
- 3.2 The proposal seeks the removal of the following sections of built form:
- The detached building in the grounds of the barn (15sqm)
  - Small section to the south of the barn (14sqm)
  - The reception and other infill sections of the 1990's extensions (200sqm)
  - Removal of extensions to the 1980's western extension (26sqm)
  - Outbuildings in the grounds (40sqm)
  - Total loss of buildings footprint 304sqm, with the loss of domestic structures, the swimming pool and the tennis court, a total of just over 800sqm
- 3.3 The proposal comprises of:
- The renovation of the Grade II listed barn (plot 1)
  - The modernisation and division of the 20<sup>th</sup> century eastern section into two dwellings (plots 2 and 3)
  - The renovation of the coach house (former staff dwelling) to form a detached dwelling (plot 4)
  - The detachment and conversion of the eastern part of the building to a single storey dwelling (plot 5)
  - The comprehensive conversion and renovation of the Grade II\* listed building and division into two dwellings (plots 6 and 7)
  - The extension and enhancement of the western section (Butler Wing) (plot 8)

#### **4. APPLICANT'S CASE**

- 4.1 The application is accompanied by the following documents:

- Planning and Heritage Statement
- Acoustic Design Statement
- Protected Species Survey of Whitehall Hotel, Broxted
- Bat Survey
- Heritage Statement for Hotel Buildings
- Archaeological Desk Based Assessment
- Arboricultural Report
- Transport Statement
- Flood Risk data
- Sustainable Construction Pre-application checklist for dwellings
- Biodiversity Questionnaire
- Report by Wills Surveyors
- Report by Beresford of Resale Values

- 4.2 Summary of Planning and Heritage Statement:

It can be concluded that the following is the result of the proposal that should attract the support of the Council given the positive result of the pre-application advice:

- The proposal is not harmful to the natural environment specifically in line with the objections of Section 11 of the NPPF and Policy S7 of the Local Plan
- The proposal enhances the historic built environment in terms of character and appearance to accord with Section 12 of the NPPF and Policy ENV3 of the Local Plan
- There is no harm to the designated assets where the scheme respects their significance (referring to S66 of the Act) with sensitive conversions and new buildings
- There would be no harm to the natural environment through protecting the trees identified to be an important part of the landscape, nor harm to the biodiversity of the site, with potential for significant improvement in this area
- There would be good quality of life for future inhabitants of the 10 dwellings proposed, with above average garden areas and parking that accords with standards. The proximity of the airport as in other developments nearby, can within standards required with the development measures that mitigate against noise, to ensure levels are not exceeded
- Moreover, and most importantly the development can be described as a sustainable one, in terms of the three strands of the definitions as set out in the NPPF where the government urges support for development proposals of this nature.

## **5. RELEVANT SITE HISTORY**

- 5.1 UTT/16/1973/LB: Emergency repairs to roof structure and associated areas and removal of modern chimney – Approved
- 5.2 UTT/0674/06/FUL: Proposed ramp for disabled access to barn and proposed installation of disabled WC within main building – Approved
- UTT/0131/06/LB: Proposed ramp for disabled access to barn and proposed installation of disabled WC within main building – Approved
- 5.3 UTT/1769/04/FUL: Erection of single storey and two storey rear extensions to provide 17 No. hotel bedrooms – Refused
- 5.4 UTT/1770/04/LB: Erection of single storey and two storey rear extensions to provide 17 No. hotel bedrooms – Refused
- 5.5 UTT/1082/99/FUL: Change of use from residential to hotel accommodation and minor alterations – Approved
- 5.6 UTT/1083/99/LB: Change of use from residential to hotel accommodation and minor alterations – Approved
- 5.7 UTT/0284/98/FUL: Refurbishment of outbuilding to form staff accommodation – Approved
- 5.8 UTT/0285/98/LB: Refurbishment of outbuilding to form staff accommodation – Approved

- 5.9 UTT/0674/90/LB: Formation of fire escape to first floor bedroom in barn house. Replanning of gable rooms & alteration to layout – Approved
- 5.10 UTT/0401/90: Amendment to previous approval under ref: UTT/1923/89 in the form of installation of one No. Klagester BioDisc Sewage – Approved
- 5.11 UTT/1923/89: Change of use from residential to hotel use with extension & alterations & extensions & alterations to Whitehall – Approved
- 5.12 UTT/1924/89: Demolition of outbuildings. Erection of a linked extension between Whitehall & the Barn House and internal alterations – Approved
- 5.13 UTT/1500/87: Outline application for erection of a dwelling to provide ancillary residential staff accommodation – Refused; Allowed on appeal
- 5.14 UTT/1500/87/A: Erection of a dwelling unit to be used for staff accommodation with car parking facilities and turning area – Approved
- 5.15 UTT/0768/87: Outline application for erection of bungalow - Refused
- 5.16 UTT/0034/87: Extension to hotel to provide additional bedrooms and lounge area – Approved
- 5.17 UTT/0035/87/LB: Extension to hotel to provide additional bedrooms and lounge area – Approved
- 5.18 UTT/1356/85: Conversion and additions to garages and old stable building to provide six additional hotel bedrooms - Withdrawn
- 5.19 UTT/0892/84/LB: Extension to provide restaurant kitchen and alteration of an existing access - Approved
- 5.20 LB/UTT/0893/84: Extension to provide restaurant kitchen and alteration of an existing access – Approved
- 5.21 UTT/1051/83: Change of use of private dining room to restaurant (max. 40 covers) and use of 3 bedrooms as overnight accommodation – Approved
- 5.22 UTT/1087/81/LB: Internal alterations to provide 1 bedroom and 1 bathroom and additional living room and study. The Barn House - Approved

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

### **6.2 Uttlesford Local Plan (2005)**

- ENV2 – Development affected Listed Buildings

## **7. PARISH COUNCIL COMMENTS**

- 7.1 My Council has no objection to this application but would remind the planning officer that the site does contain a number of trees which are subject to TPOs.

## **8. CONSULTATIONS**

### **Historic England**

- 8.1 Historic England consider that the proposed works have been adequately justified in accordance with the guidance in the National Planning Policy Framework and we are satisfied that the alterations and new build would not cause additional harm to the significance of this grade II\* listed building or its setting or the setting of the adjacent grade II\* listed St Mary's Church. We would have no objections should your authority be minded to approve the application for planning permission.

### **ECC Ecology**

- 8.2 No objections, subject to conditions.

### **Specialist Advice**

- 8.3 The original Church Hall has been altered and much extended to facilitate the hotel use. As the hotel use has now failed, the proposal subject of this application is to convert most of the existing structures to independent residential units and to form two new-built dwellings. The proposal has been extensively negotiated which included pre-application consultations with Historic England.

I consider that this final scheme overcomes officer's early concerns and is likely to form a prestigious development resulting in the restoration of the important heritage asset, as well as secure its future in an economically sound ownership. It could be said that the proposed removal of some of the modern ranges would visually isolate the listed buildings from its modern neighbours re-inventing their important sense of primacy on this site. In conclusion and on balance I suggest approval subject to conditions.

## **9. REPRESENTATIONS**

- 9.1 This application has been advertised and no letters of representation have been received. Notification period expired 26 January 2017.

## **10. APPRAISAL**

The issues to consider in the determination of the application are:

- A Impact on the listed buildings (ULP Policy ENV2; NPPF)
- B Impact on protected species (ULP Policy GEN7; NPPF)

### **A Impact on the listed buildings (ULP Policy ENV2; NPPF)**

- 10.1 S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Also relevant to the decision are the National Planning Policy Framework and Policy ENV2 of the Local Plan.

- 10.2 The proposals seek to demolish extensive areas of modern extensions which were constructed to link the listed buildings on the site. These extensions were considered necessary and appropriate when the site was used as a hotel. As set out in the report for UTT/16/3549/FUL the hotel use has now been redundant for approximately 5 years and no potential operators have been identified. The principal listed building is falling into disrepair and a new use ensuring the long term viability of the building is required, hence this proposal to create 8 residential units from the existing buildings.
- 10.3 The proposed demolition works would include the removal of a ground floor element of the 1990's extension. This would create a visual separation from proposed plot 1 and plot 2. Significant elements of the 1990's extension would also be demolished to separate proposed plots 2, 3 and 5 from the principal listed buildings, Whitehall and Brew House. The principal listed buildings are proposed to be sub-divided to create plots 6 and 7. An element of the 1980's extension would be demolished to separate this element from the principal buildings. It is then proposed that the remaining section be extended to create plot 8.
- 10.4 In addition to the proposed demolition works various internal and external alterations would need to be undertaken in order to provide the residential accommodation. This includes the insertion of new partitions, making good external elevations following demolition works, insertion of new glazing, windows and doors.
- 10.5 The proposed demolition of elements of the modern extensions, in particular the 1990's extension with the oversailing section over the driveway, would enable the principal listed buildings within the site to regain their prominence. The proposed works have been assessed by both Historic England and the Council's Conservation Officer. Both consultees have concluded that the proposed works would not cause additional harm to the significance of the Grade II\* listed building.
- 10.6 In terms of their impact on the setting and significance of the listed buildings it is considered that the proposals would not result in harm to the settings of these. As such it is considered that the proposals would comply with Section 16(2) of the Act as well as Policy ENV2 and paragraphs 132-134 of the NPPF.

## **B Impact on protected species (ULP Policy GEN7; NPPF)**

- 10.7 S40(1) of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity when exercising its functions. Furthermore, R9(3) of the Conservation of Habitats and Species Regulations 2010 requires Local Planning Authorities to have regard to the requirements of the Habitats Directive and Birds Directive when exercising its functions.
- 10.8 The site provides a mix of habitats, including the existing buildings, trees and shrubs and lawns. A Protected Species Survey has been carried out which has not identified the presence of any protected species within the site. However, there is evidence of Pipistrelle and Brown Long-eared bats roosting in the adjacent Church. There is a strong possibility that these will use the site for foraging. This behaviour is expected to continue following the completion of the development and as such the proposals would not have a detrimental impact on the local bat population. The proposals have been considered by

the ECC Ecologist who raises no objections to the proposals. As such, it is considered that the proposals comply with Policy GEN7 and paragraph 118 of the NPPF.

## **11. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- A In terms of their impact on the setting and significance of the listed buildings it is considered that the proposals would not result in harm to the settings of these. As such it is considered that the proposals would comply with Section 16(2) of the Act as well as Policy ENV2 and paragraphs 132-134 of the NPPF.
- B The proposals would not result in significant harm to ecology and biodiversity within the site and comply with Policy GEN7 and paragraph 118 of the NPPF.

## **RECOMMENDATION – APPROVE LISTED BUILDING CONSENT WITH CONDITIONS**

### **Conditions**

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All the repairs to the listed buildings shall be carried out strictly in accordance with the approved schedule of repairs.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No elements of the historic fabric, including the roof to the Grade II\* main range, shall be cut or removed without the prior inspection and written consent of the local planning authority. Subsequently, the works shall be carried out as agreed.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. All existing sound historic fabric shall be retained and re-used.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. All surviving historic windows shall be repaired as necessary.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All new plaster to the listed buildings shall be lime based and mounted on timber lath.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. All new roofs shall be clad with hand made plain clay tiles or natural slate in accordance with samples that have been submitted to and approved in writing by the local planning authority prior to works commencing on site.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Justification: This pre-commencement condition is required to ensure the appropriate materials can be sourced for the development without delay.

8. All weatherboarding shall be feather edged pointed timber.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. All external joinery shall be painted timber with slender ovolo moulded glazing bars as indicated.

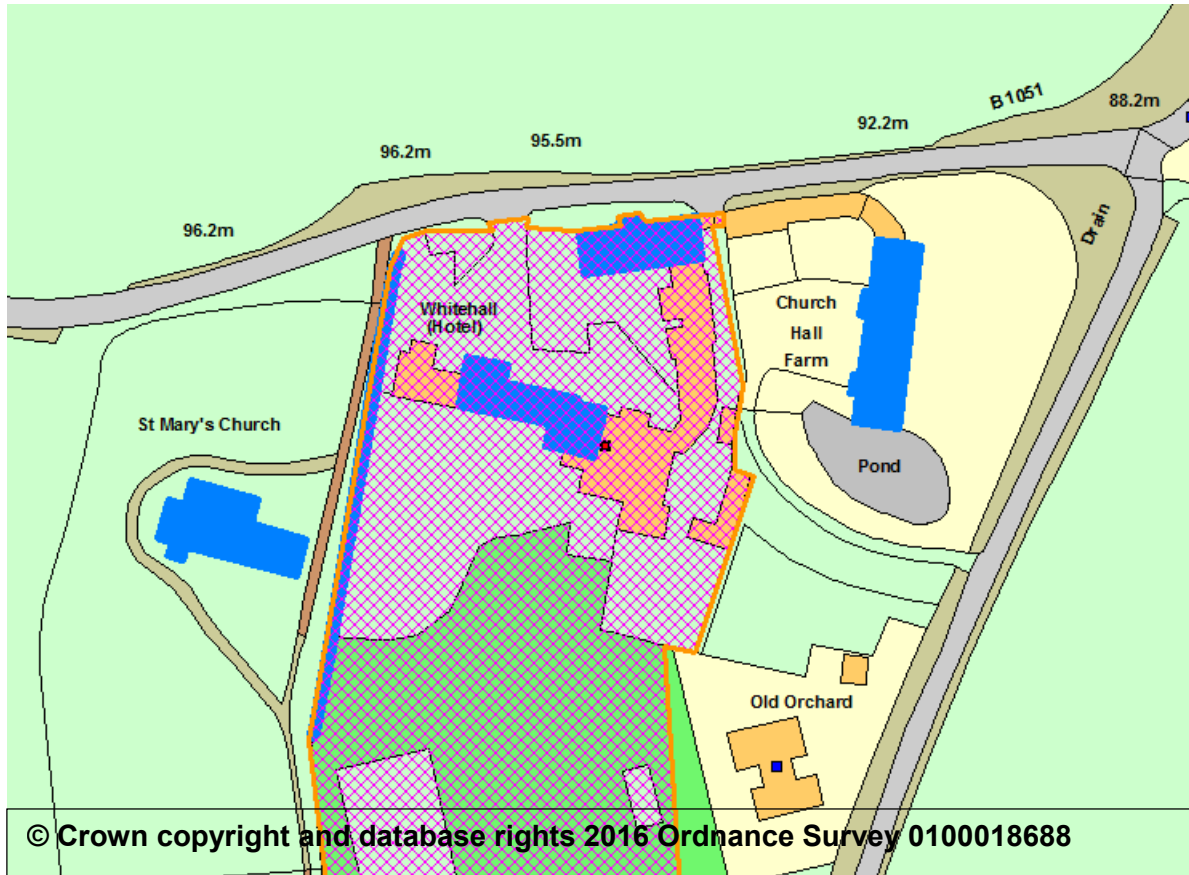
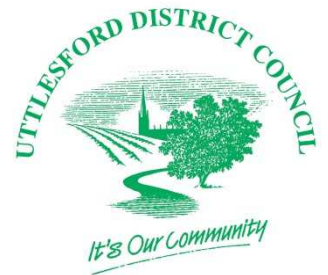
REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. All new brickwork shall be formed in hand made soft clay bricks, samples of which shall be submitted to and approved in writing by the local planning authority prior to works commencing on site. The works shall be carried out in accordance with the approved materials and the brickwork shall be laid in Flemish Bond.

REASON: In order to protect the character and fabric of the listed building, in accordance with Uttlesford Local Plan Policy ENV2 and paragraphs 132-134 of the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Application Number: UTT/16/3550/LB  
Address: Whitehall Hotel, Church End, Broxton



Organisation: Uttlesford District Council

Department: Planning

Date: 22 February 2017