

<b>Agenda Item</b>	<b>Committee Date</b>	<b>Application Number</b>
A13	7 April 2015	14/01089/LB
<b>Application Site</b> New Inn Hornby Road Wray Lancaster	<b>Proposal</b> Listed Building application for works to New Inn and attached cottage to facilitate the conversion of the public house to 3 residential units, including demolition of flat roof extension, replacement windows and doors, installation of roof lights, erection of stone wall and porch canopy and creation of balcony and stairs to rear of existing cottage	
<b>Name of Applicant</b> Mr Richard Skelton	<b>Name of Agent</b> Mr Matthew Wyatt	
<b>Decision Target Date</b> 5 December 2014	<b>Reason For Delay</b> Awaiting further information, Officer workload and Committee cycle	
<b>Case Officer</b>	Mrs Petra Williams	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

**(i) Procedural Note**

The application is one which would normally be dealt with under the Scheme of Delegation but because of the planning history of this particular site, which has included presentation of previous items to the Planning Committee, a similar referral is considered appropriate at this time.

**1.0 The Site and its Surroundings**

- 1.1 The site which forms the subject of this application is located on the south side of Hornby Road at the western entrance to the village of Wray. It comprises a stone under slate public house (New Inn) which fronts the inside of the bend and is set behind a shallow open forecourt. The building, which was refurbished in 2007, is two storey and includes living accommodation at first floor, part of which has historically been used as a dining room in association with the pub. There are a number of relatively modern extensions and structures to the rear of the building. At the western end of the building there is an attached cottage which is also in the ownership of the application. It is understood that the cottage was formally the stable building associated with the New Inn although its occupation is not actually tied to the use of the public house.
- 1.2 To the west lie three residential properties set back and elevated above the road. To the east lies a single substantial detached house with Wray Methodist Church and Friends Meeting House beyond. To the rear (south) lies an elevated garden area with open fields behind. Opposite the site, on the north side of Hornby Road lies the associated pub car park (16 spaces) which is surrounded by residential properties of various ages and forms including a converted barn which fronts Hornby Road and Kiln Lane.
- 1.3 The character and form of the site and its surroundings are those of a typical rural village with residential uses dominating. The village also boasts a popular café/tea-room, a village store and post office and a second public house (George and Dragon) in addition to a village hall. Hornby

Road is part of the B4680 which in the direct route from points west of Hornby through Bentham to joining the A65 at Clapham and then south east to Skipton and beyond. It is therefore quite heavily trafficked with a full range of private and commercial vehicles on both local and medium distance journeys.

- 1.4 The building is Grade II Listed and lies within the Wray Conservation Area and Forest of Bowland Area of Outstanding Natural Beauty (AONB).

## **2.0 The Proposal**

- 2.1 The application proposes to convert the public house to form 3 separate open-market dwellings and associated garden areas as well as works of improvement to the existing attached cottage. Designated parking areas for the residential units are proposed within part of the existing car park on the northern side of Hornby Road. The 3 residential units would comprise the following:

Unit 1 – Two bed unit comprising an open plan living/kitchen at ground floor; a bedroom, en-suite and utility room at lower ground floor and a bedroom and en-suite at first floor.

Unit 2 – Three bed unit comprising a lounge, kitchen, dining room, utility/toilet facility at ground floor and 3 bedrooms with one en-suite and bathroom at first floor.

Unit 3 – Three bed unit comprising a lounge, kitchen/diner, utility/toilet facility at ground floor and 3 bedrooms with one en-suite and bathroom at first floor.

- 2.2 The Listed building application proposes alterations to the Listed building to be carried out to facilitate the conversion of the public house as well as works of improvement and the creation of a balcony and external stairs to the rear of the existing 2 bed cottage.

## **3.0 Site History**

- 3.1 There is an extensive planning history associated with the New Inn the most recent and relevant being:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>13/00586/CU</b>	Change of use and conversion of vacant public house (Class A4) to 3 residential units (Class C3) and installation of balcony and stairs to rear of existing attached cottage	Refused
<b>13/00610/LB</b>	Listed Building application for works to New Inn and attached cottage to facilitate the conversion of the public house to 3 residential units, including demolition of flat roof extensions, replacement windows and doors, installation of roof lights, erection of stone wall and porch canopy and creation of balcony and stairs to rear of existing cottage	Refused
<b>13/00585/OUT</b>	Outline application for the erection of 2 semi-detached dwellings with associated amenities	Withdrawn
<b>07/01058/CU</b>	Change of use at first floor to provide dining rooms with guest/staff bedrooms and erection of a single storey extension to kitchen	Permitted
<b>07/01124/LB</b>	Listed Building application for extension to kitchen, provision of external stair and landing and internal alterations at first floor level	Permitted
<b>06/01294/LB</b>	Listed Building Consent for internal alterations –	Permitted
<b>00/00330/LB</b>	Listed Building Application for alterations to change former window in east gable to a fire door	Permitted
<b>98/00708/CU</b>	Change of use and conversion of former public house to form two dwellings and alterations to existing access	Refusal upheld at Appeal

## **4.0 Consultation Responses**

- 4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
<b>County Archaeology</b>	<b>No objections</b> subject to a condition relating to building recording
<b>Conservation Officer</b>	<b>No objections</b> subject to conditions relating to detailing and materials

## **5.0 Neighbour Representations**

5.1 1 letter of support from a local resident has been received citing that the proposal will improve the area, is in keeping with the character of the area and preserves an historic building.

## **6.0 Principal National and Development Plan Policies**

### **6.1 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraphs **49** and **50** – Delivering Housing  
Paragraphs **56**, **58** and **60** – Requiring Good Design  
Paragraphs **129**, **131** and **132** – Heritage

### **6.2 Development Management DPD**

Policy **DM30** – Development Affecting Listed Buildings  
Policy **DM31** – Development Affecting Conservation Areas  
Policy **DM32** – Setting of Designated Heritage Assets

## **7.0 Comment and Analysis**

7.1 The key material consideration is the impact on the heritage assets.

7.2.1 It is considered that the removal of the existing unsightly modern flat roofed single storey extensions would provide an enhancement to the Listed building as will the landscaping of the rear garden areas. Changes to the external elevations to the public house and attached cottage include the replacement of windows and doors throughout as well as the creation of new window and door openings to the rear elevation. The proposed timber balcony and external stairs to the rear of the existing cottage are also considered acceptable and would improve the rear access arrangements for the cottage occupants while not impacting unduly on the character of the Listed building.

7.2.2 The subdivision of the public house to three units will follow the natural structural lines within the building, and the Conservation Officer is satisfied that these would largely replicate historical divisions. The scheme also involves the removal of the existing staircase between the ground and first floor and the installation of new staircases to each of the three units. In terms of alteration to the historic fabric, it remains a considerable internal intervention, but one that has the potential to be accommodated without overriding detriment to the heritage asset. The building has now been empty for approximately two years which undoubtedly poses a risk to the fabric of the building. It is therefore acknowledged that the re-use of the building and associated works has the potential to secure the long term conservation of this Listed property. The impact upon the Conservation Area is also considered to be acceptable. The Conservation Officer is satisfied subject to conditions regarding details.

## **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

## **9.0 Conclusions**

- 9.1 Issues regarding design and heritage impacts are considered to be acceptable subject to conditions relating to architectural details and materials, and therefore it is considered that the application can be recommended for approval.

### **Recommendation**

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Amended plans dated 2 December 2014
3. Development in accordance with approved plans
4. Notwithstanding plans, details required –
  - Windows and doors including design, profile, colour and finish
  - Hard surfacing materials
5. Samples of slate, stone and pointing
6. Details required –
  - Rooflights
  - Ridge, verge and eaves
  - Rainwater goods
  - Balustrades and gates
7. Implementation of a programme of building recording and analysis

### **Article 31, Town and Country Planning (Development Management Procedure) (England) Order 2010**

In accordance with the above legislation, the City Council can confirm the following:

The proposal complies with the relevant policies and provisions of the Development Plan and on consideration of the merits of this particular case, as presented in full in this report, there are no material considerations which otherwise outweigh these findings.

The local planning authority has proactively worked with the applicant/agent in negotiating amendments which have now positively influenced the proposal and have secured a development that now accords with the Development Plan and the National Planning Policy Framework.

### **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

### **Background Papers**

None.