

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 11 February 2009

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| APPLICATION REF. NO: | 08/00972/LBC |
| STATUTORY DECISION DATE: | 5 February 2009 |
| WARD/PARISH: | NORTHGATE |
| LOCATION: | Memorial Hall, Hollyhurst Road |
| DESCRIPTION: | Listed building consent for installation of boiler and flue pipes |
| APPLICANT: | County Durham & Darlington NHS Foundation Trust |

APPLICATION AND SITE DESCRIPTION

The Memorial Hall is a Grade II listed building, which fronts Hollyhurst Road.

This development forms part of the wider proposals to renew the existing services at the Memorial Hospital that now show signs of aging and to ensure that the new systems will be more reliable and energy efficient with an improved environmental performance.

The proposal involves the installation of a freestanding boiler within the basement area of the Hall. The boiler then has to be vented by three flue pipes. The basement wall would be penetrated to enable them to utilise an existing chimney to carry the flue pipes out of the building. Two flues would continue up through the chimney breast and will sit approximately 300mm above the brick chimney stack and the third flue would terminate through an external wall on the south elevation.

In order to improve the natural ventilation for the proposed boiler, two basement windows would need to be changed to louvres. These windows are to the rear of the building.

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

Government guidance on listed buildings is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received following the Council's consultation and publicity exercises

PLANNING ISSUES

The main issue to be considered here is whether or not the proposed alterations would have a detrimental impact upon the character and appearance of the listed building.

Whilst English Heritage has confirmed that the Council did not have to consult them, they have informally mentioned that the scheme could be improved by either painting the two flues, which project from the chimney stack, or preferably encase them with a traditional clay pot.

The Council's Conservation Officer has commented as follows; *The Memorial Hall is a grade II Listed Building (907-/2/10006), constructed in approximately 1925. It currently forms part of Darlington Memorial Hospital's site on the south-east side of Hollyhurst Road.*

Listed Buildings are those considered to possess special architectural or historic interest as per Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) and the Council has a statutory duty to protect them under the Planning (Listed Buildings & Conservation Areas) Act 1990. Many changes affecting the character or appearance of a listed building, such as the proposals for the Memorial Hall, require Listed Building Consent.

The building is Neo-Georgian in style, red brick, with ashlar dressings and hipped Westmoreland slate roof with 4 ridge and single side wall stacks. The windows are reglazed, in original openings with double keystones.

Its imposing exterior belies a currently partially disused building with a somewhat poorly maintained interior in parts, aside from the central memorial hall that has been recently renovated. This is to some extent typical of such public buildings.

The boiler is proposed to be sited in the basement. It will be freestanding and therefore will have minimal impact on this Listed Building and there is no issue of fixings. Therefore I have no objection to the installation of the boiler.

The proposal shows three flues, two of which will be disguised in existing chimneys. I welcome and support the comments from English Heritage and recommend that:

- *Those roof flues making use of the existing chimneys should be disguised with traditional clay pots (to match those on existing chimneys).*

The third flue does not have the benefit of disguise and therefore will be visible. However it will emerge from the rear of the building, so to some extent is less visible than had it emerged from the front of the building. Also, the rear of the building has less architectural value, as described in the List: Only front range is of special interest. Whilst modern additions are not ideal from a conservation perspective, this is a necessary alteration to ensure the continued viability of a historic building. Therefore, I have no objection to the proposals for the installation of the three flue pipes.

The Conservation Officer also has no objections to the substitution of the rear basement windows will louvres.

It is considered that the proposal, subject to the imposition of appropriate conditions, would accord with the guidance contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The proposed development will preserve the special character and setting of this Listed Building. The proposal therefore complies with national advice contained within Planning Policy Guidance Note: 15: Planning and the Historic Environment (1994).

RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- A5
- Notwithstanding the details shown on the approved plans, precise details of the louvres to be installed in the existing openings at basement level shall be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in complete accordance with the approved details.
REASON: To maintain the special architectural and historical interest of the building
- Notwithstanding the details shown on the approved plans, precise details of the external roof flue terminal clay pot shall be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in complete accordance with the approved details.
- REASON: To maintain the special architectural and historical interest of the building
- B7

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development will preserve the special character and setting of this Listed Building. The proposal therefore complies with national advice contained within Planning Policy Guidance Note: 15: Planning and the Historic Environment (1994).