

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 31 August 2011**

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<b>APPLICATION REF. NO:</b>	<b>11/00203/LBC</b>
<b>STATUTORY DECISION DATE:</b>	<b>27 June 2011</b>
<b>WARD/PARISH:</b>	<b>MIDDLETON ST GEORGE</b>
<b>LOCATION:</b>	<b>Middleton Hall Retirement Village, Middleton St George.</b>
<b>DESCRIPTION:</b>	<b>Erection of 26 bed dementia care unit, café to main hall, entrance to hall and 36 no. independent living bungalows with replacement caretaker's lodge.</b>
<b>APPLICANT:</b>	<b>Middleton Hall Retirement Village</b>

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**APPLICATION AND SITE DESCRIPTION**

The application site is situated approximately mid way between the village of Middleton St George and Durham Tees Valley Airport.

The Listed Building on site is a Georgian building, originally constructed as a house, outside of Middleton St George village. It is understood that the building became used as a nursing home in 1900 with the addition of another wing in the 1930s; since then there have been a number of extensions and additions, primarily since 1999, to enable the site to function as a modern retirement village. The Listed Building now forms only a small part of the site.

A planning application for the works to the listed building and the proposed dementia care facility, independent living bungalows and replacement caretaker's lodge appears elsewhere on this agenda under reference 11/00202/FUL.

**PLANNING HISTORY**

The site has an extensive history only the most recent of which is included below: -

00/718 – Listed building consent was granted in December 2000 to demolish and rebuild a conservatory (south elevation) creation of two small first floor bay windows to rear (north) and replacement of windows.

03/789 – In December 2003 listed building consent was granted for a new conservatory, replacement of selected windows and provision of new en- suite facilities in rooms.

05/192 – Listed building consent was granted in May 2005 for the erection of extensions to the nursing home.

05/1215 – Listed building consent was granted in March 2006 for the erection of extensions to the nursing home.

06/328 – In May 2006 listed building consent was granted to construct a new flat roof and two cowlings.

06/ 1224 – In May 2007 listed building consent was granted for internal alterations to form a link corridor, common room with apartments over storage buildings and car park, health club and new gates.

07/708 – Listed building consent was granted in August 2007 to convert existing kitchen and construct single storey extension to form boiler house.

07/711 – August 2007 listed building consent was granted for 2 single storey extensions to form en-suite bathrooms.

08/902 – Listed building consent was refused in May 2009 for the removal of chimney stacks.

10/640 – In February 2011 listed building consent was granted for the demolition and rebuilding of chimney stacks.

## **PLANNING POLICY BACKGROUND**

PPS5 – Planning for the Historic Environment is relevant.

## **RESULTS OF CONSULTATION AND PUBLICITY**

One letter has been received from a local resident objecting to the proposed new build on the western side of the Hall. The points raised are covered in the planning application report which appears elsewhere on this agenda but no objections are made to the proposed alterations to the Hall itself.

## **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.

The Council's Conservation Officer has made the following comments on the proposed alterations: -

*“The new front entrance proposed is intended to make Middleton Hall more accessible for residents, staff and visitors with an improved ramp and automatic door more suited to the use of the building. The design and materials have been chosen to emulate the existing entrance in materials and proportions, which is a sympathetic approach. The existing entrance was altered previously in 1999 so is not a key part of the building's significance as a Georgian house.*”

*The proposed new café and shop will make use of a currently unused courtyard. The design of the conservatory has been chosen to blend with previously approved and constructed conservatories, a traditional style with a red brick base and timber windows and doors, suited to the Listed Building.*

*The scheme is considered to be acceptable.*

## **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 therefore with the requirements of PPS5 -Planning and The Historic Environment.

## **RECOMMENDATION**

THAT LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- 1 - A5-LB Applications (Implementation Limit)
- 2 - B4 –Materials
- 3 B5- Detailed Application (Listed Buildings)

## **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 therefore with the requirements of PPS5 -Planning and The Historic Environment.