

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 18 November 2009

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APPLICATION REF. NO:	09/00671/LBC
STATUTORY DECISION DATE:	20 November 2009
WARD/PARISH:	HEIGHINGTON AND CONISCLIFFE
LOCATION:	Redworth Hall Hotel & Country Club, Redworth Road, Redworth
DESCRIPTION:	Listed Building Consent for erection of extension to ground floor bar and first floor meeting room with terrace, in central courtyard
APPLICANT:	Paramount Hotels Limited

APPLICATION AND SITE DESCRIPTION

The Redworth Hall Hotel & Country Club, is a Grade II listed building that has been extensively altered and extended over the years. The proposal involves minor internal alterations to the existing hotel bar and bar store area, together within the construction of an extension to the bar into the central courtyard area at ground floor level, and the infilling of an existing recess to create a new meeting room at first floor level. A section of the projecting flat roof of the ground floor bar would also be extended to create a new terrace, linking the first floor meeting rooms with the adjacent terrace outside the Leisure Club and Swimming Pool area. A separate application for planning permission (ref no: 09/00670/FUL) forms part of this Agenda.

The Hall sits within its own grounds, which contains a large number of trees covered by tree preservation orders. There are residential dwellings on the edges of the grounds to the north, east and west.

This application is a renewal of a previous approval (ref no: 06/00796/LBC) for the proposed development (See Planning History) that will expire in November 2009.

PLANNING HISTORY

The Hotel has a long planning history but the most relevant entries are:

06/00795/FUL In November 2006 planning permission was GRANTED for the erection of an extension to ground floor bar and first floor meeting room in central courtyard

06/00796/LBC In November 2006 listed building consent was GRANTED to extend ground floor bar and form first floor meeting room and terrace

PLANNING POLICY BACKGROUND

The relevant policy guidance relating to applications for listed building consent is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received from local residents following the Council's consultation and publicity exercise

Heighington Parish Council

Heighington Parish Council have objected to the application on the grounds that the proposed development is an overdevelopment of the site and that it is a listed building

The Council's **Conservation Officer** has been consulted on the application and commented as follows: *"This application is for the renewal of consent and permission granted in November 2006. The proposal is for a relatively small extension within the inner courtyard of the contemporary addition to the original historic building.*

I am unaware of any new issues that would cause us not to grant consent and permission now and having visited the site am of the opinion that this extension will have minimal to no impact on the Listed Building. Therefore I have no objections to these proposals."

PLANNING ISSUES

The main issue to be considered here is whether or not the proposed extension would have a detrimental impact upon the character and appearance of the Hotel. The existing bar was constructed in the late 1980s as part of an extension to the rear of the original Hall. The bar is of inadequate size when compared with the number of guests using the facility and the proposal has been designed to increase the size of the bar by incorporating into the main bar sections of underused bar storage space, redesigning the main bar counter and creating a small extension into the landscaped central courtyard of the hotel. In addition, the scheme also involves the infilling of a recess in the first floor elevation to create an additional meeting room linked to a series of existing meeting rooms at that level. A new first floor level terrace would be created over the proposed bar extension.

The buildings would be constructed from Fair faced brickwork and clay pantiles to match the existing 1980s building. The whole of the works are within the central courtyard area and it would not affect any of the original historic elements of the of building.

The Council's Conservation Officer considers that the proposed development is acceptable and has raised no objections.

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 PPG15 (Planning and The Historic Environment)

RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. LB Applications (Implementation Limit)
2. 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 PPG15 (Planning and The Historic Environment)