

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 17th October 2018

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APPLICATION REF. NO: 18/00578/LBC

STATUTORY DECISION DATE: 31st August 2018

WARD/PARISH: SUMMERHOUSES

LOCATION: Raby Hunt Inn

DESCRIPTION: Change the use of the adjoining dwelling to create two bedrooms to accommodate diners, plus various internal works.

APPLICANT: Mr Close

This application was deferred at the 19th September Committee Meeting to enable a site visit to take place on 12 October 2018.

APPLICATION AND SITE DESCRIPTION

It is proposed to carry out internal alterations and a change of use of Hunters End Cottage. This will combine The Raby Hunt Inn and the adjoining Hunters End Cottage, providing additional guest bedrooms, wine storage room, improved guest WCs and Staff facilities. One half of the building currently houses the Raby Hunt Inn and Restaurant and the other (Hunters Cottage) a separate two bedroom cottage. As a whole the property sits on the corner of the B6279 and Old Post Road in Summerhouses.

PLANNING HISTORY

The most recent relevant planning/Listed Building applications related to the subdivision of the whole building from a single public house to a public house and dwelling. Reference numbers 03/00537/FUL and 03/00536/LBC approved in December 2003.

PLANNING POLICY BACKGROUND

National Planning policy Framework Chapter 16 – Conserving and enhancing the historic environment.

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and Objections have been received from 11 local residents, however the issues raised relate primarily to planning criteria (which are considered under 18/00577/FUL) and not Listed Building criteria.

Conservation Officer – No objections subject to approval of the details of the opaque glazing before installation.

Parish Council – Object to the proposals but have raised issues primarily related to planning criteria which are considered under 18/00577/FUL.

PLANNING ISSUES

The main issues to be considered in the determination of this application are: -

- Impact of the alterations on the character of the Listed Building.

Hunters End Cottage is single-storey, has a 3-bay ground floor range of 12-pane sashes with painted stone lintels and projecting sills. The pitched roof is in refurbished red pantiles with a tall central ridge stack. It has previously been extended and altered however prior to being purchased by the applicant, to include a rear extension, major internal works and major alterations to the rear slope of the roof scape allowing it to be converted to a separate residential use.

The Heritage Statement describes the proposals as follows :

Contained within the single storey footprint of the northern half of the building

- 2no. Additional guest bedrooms, bring the total number to 5 double en suite rooms,
- A glass fronted wine cellar / room, providing a customer view into the space,
- Improved customer WC's,
- Staff changing and WC facilities.
- Conversion of the existing garage to external store, with a new personnel door added to the South Elevation of the garage.

The majority of the works is contained internally within the cottage, removing studwork and modern walls within the extension.

Minor works are proposed to the elevations of the cottage, to include;

- Replacing some of the existing glazing to opaque (within modern windows,)
- Removal of modern UPVC panelled side door, blocking of the opening using reclaimed stone work recessed panel.
- AC grills to be installed within the rear roof slope, to accommodate AC mounted within the roof void to provide temperature controlled wine storage.
- Extractor outlets within pantiles from proposed en suite bathrooms to new guest bedrooms.

The Conservation Officer has studied the proposed alterations and has concluded that in view of the amount of alterations already carried out to the properties, the current proposals do not constitute work that will have a detrimental impact on the character of the Listed Building.

CONCLUSION

It is proposed to bring back into public house use an attached single storey building currently used for residential purposes since its conversion in 2003. The additional two bedrooms will provide accommodation for customers who are already dining on the premises – they will not be available as a “bed and breakfast” facility. The alterations to achieve this are mainly internal, in addition to considerable previous alterations.

In view of the above, it is considered that the proposals will not harm the character of the Listed Building and can be approved.

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.

RECOMMENDATION

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

- 1) A5 - Implementation Limit
- 2) The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

P-011 Revision P

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

- 3) Before development commences, full details of the proposed means of creating the opaque glazing shall be submitted to and approved in writing by the Local Planning Authority. **Reason** – In the interests of the character of the Listed Building.

