

Report of the Chief Executive

Application number:	21/00839/LBC
Location:	St Johns School of Mission Office Building, Peaches Way, Bramcote, Nottingham, NG9 3DS
Proposal:	Proposed alterations to Grade II listed wall, including steps for pedestrian access

The application is determined by the Committee because it accompanies a planning application being determined by the Committee (reference 21/00838/LBC).

1. Purpose of the Report

The application seeks listed building consent for alterations to a Grade II listed wall including steps for pedestrian access.

2. Recommendation

The Committee is asked to RESOLVE that listed building consent (LBC) be granted subject to conditions outlined in the Appendix.

3. Detail

The proposal would insert steps into a short section of listed ha-ha wall in order to allow access from a parking area to proposed apartments. The conversion that would result in the apartments improves the setting of the listed building and the Bramcote Conservation Area (CA).

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

Nil.

Appendix**1. Details of Application**

- 1.1 The proposal inserts steps into a listed wall, and is related to development within the setting of a listed building, so special regard must be had to preserving the building, its setting and features of special architectural or historic interest.
- 1.2 After amendment to effect elevational changes requested by Nottinghamshire County Council Historic Buildings, the conversion would improve the setting of the listed building and the conservation area.

2 Location and Site Characteristics

- 2.1 The site is located within Bramcote Conservation Area, was part of the former St John's College and contains a two-storey blockwork building. A fire in May 2024 destroyed much of its roof and part of the first floor. A gravel car park to the south of the building is accessed from Chilwell Lane.
- 2.2 A country house, known as The Grove, formed the core of the college to the east of the blockwork building and is linked to it by a covered walkway. It was built around 1810 and listed in grade II on 14 April 1987. It is two-storey in Georgian style with stucco walls and a hipped slate roof. A portico in its west elevation contained the main entrance, but was replaced by a sash window when the subject building, together with other blockwork buildings to the east of the house, was added to accommodate the theological college. The south elevation overlooks a terraced lawn and ha-ha wall, beyond which was parkland.
- 2.3 The Conservation Area was designated on 1 March 1973. Its Appraisal identifies the blockwork building as making a negative contribution. The now-developed parkland to the south forms the southern boundary of the CA.

3 Relevant Planning History

- 3.1 The Grove was converted into a theological college between 1969 and 1971, prior to listing, and many of its former outbuildings were demolished to make way for the blockwork buildings. Since then, permissions and listed building consent (LBC) for small extensions to those buildings and consents for minor internal alterations have been granted.
- 3.2 The Grove was converted into a theological college between 1969 and 1971, prior to listing, and many of its former outbuildings were demolished to make way for the blockwork buildings. Since then, permissions and LBCs for small extensions and minor internal alterations have been granted.
- 3.3 Permission was granted under reference 16/00467/FUL on 19 September 2017 for the erection of 40 dwellings on the wider site that comprised The Grove and its

parkland grounds. The Grove and the building proposed to be converted would have been retained and become a non-residential institution.

4 Development Plan Policy

4.1 National Planning Policy

National Planning Policy Framework 2024

The NPPF was revised in December 2024. Parts 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land), 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) are relevant.

4.2 Local Planning Policies

4.2.1 Part 1 Broxtowe Aligned Core Strategy 2014: and Part 2 Local Plan 2019:

The Council adopted the CS on 17 September 2014. Policies 10 (Design and Enhancing Local Identity) and 11 (The Historic Environment) are relevant.

The Council adopted the P2LP on 16 October 2019. Policies 17 (Place-making, Design and Amenity) and 23 (Designated Heritage Assets) are relevant.

5 Consultee and Third Party Comments

5.1 Consultees

- Historic England – suggested consult own adviser and no comment on amendments.
- Broxtowe Borough Council Conservation – no comments following amendments sought by Nottinghamshire County Council Historic Buildings.
- Nottinghamshire County Council Historic Buildings – affects grade II listed building (LB) ref. 1248244 (The Grove) and in CA. No description or analysis of setting, character or impacts, but proposal will convert building from a negative to positive contribution. Need to see proposal in context of LB. Site visit in June 2022 led to elevations amended in line with suggestions.

5.2 Neighbours

- 4 neighbours were initially consulted on the application with one response stating that the proposal would effect a visual improvement.

- A site notice was posted and seven responses were received concerned about impact on the CA, some stating it would be a visual improvement.

6 Evaluation

6.1 The insertion of steps into the ha-ha wall is an intervention limited in scale to that necessary to enable easy access to the parking area and as such would not impact its interpretation as part of the original development and laying out of the formal gardens of the listed building. The proposal will therefore comply with P2LP Policy 23 in each of these respects.

7 Conclusion

7.1 The proposal will result in less than substantial harm to the significance of the listed building, which will be outweighed by the public benefit of better access for future residents of the conversion scheme, which itself will enhance the setting of the listed building considerably. It therefore complies with NPPF paragraph 215.

7.2 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of consent.

8 Recommendation

8.1 It is recommended that listed building consent be granted subject to the following conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that listed building consent (LBC) be granted subject to the following conditions.	
1.	The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
2.	The development hereby permitted shall be carried out in accordance with the following: Received by the Local Planning Authority on 1 August 2022

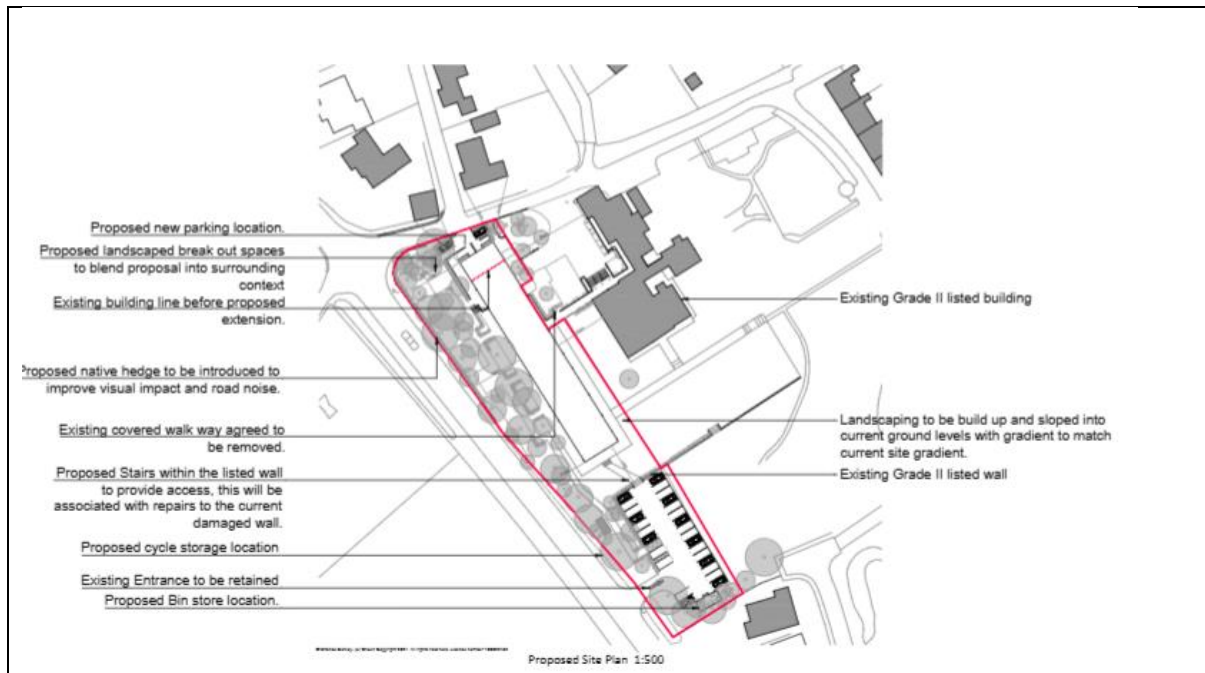
	<ul style="list-style-type: none"> • Drawing 1038 005 A Existing and Proposed Site Block Plan • Drawing 1038 006 B Proposed Site Plan Layout • Drawing 1038 009 A Existing and Proposed Listed Wall Plan <p>Received by the Local Planning Authority on 6 June 2024</p> <ul style="list-style-type: none"> • Drawing 22.1695.002C Landscape Strategy <p>Received by the Local Planning Authority on 10 December 2024</p> <ul style="list-style-type: none"> • Drawing 22.1695.001D Landscape Strategy.
3.	<p>No building operations shall be carried out until samples of the materials to be used in facing external walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p>
	<p>Reasons:</p>
1.	<p>To comply with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990</p>
2.	<p>For the avoidance of doubt and to define the consent</p>
3.	<p>To ensure that the proposals would conserve and enhance the character and appearance of the heritage asset by virtue of materials and quality of detail in accordance with Policy 23 of the Broxtowe Part 2 Local Plan (2019).</p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

Map

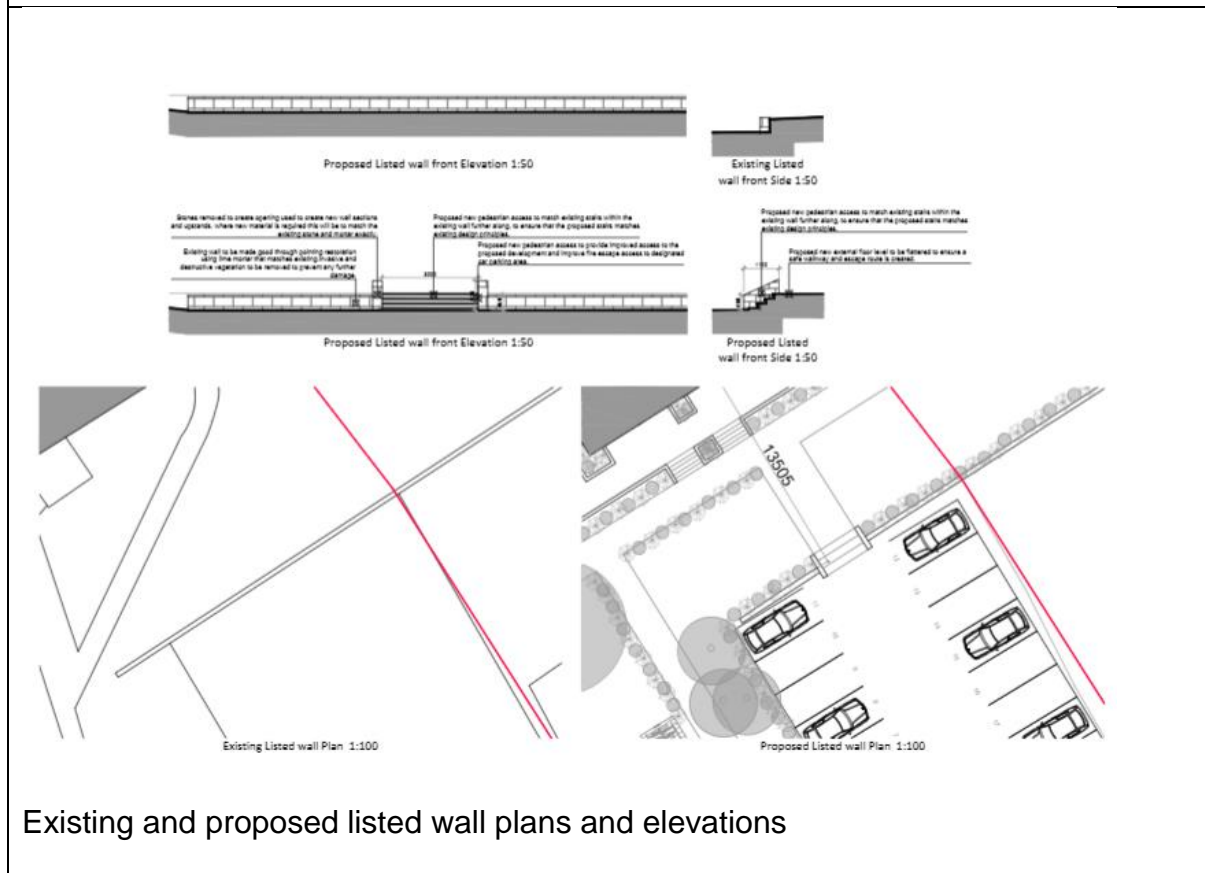


-  Site
-  Group TPO
-  Single TPO
-  Conservation Area
-  Listed Building

Plans



Proposed site layout



Existing and proposed listed wall plans and elevations