

Report of the Interim Chief Executive

<b>APPLICATION NUMBER:</b>	<b>26/00071/LBC</b>
<b>LOCATION:</b>	<b>Willoughby Almshouses Church Lane Cossall Nottinghamshire</b>
<b>PROPOSAL:</b>	<b>Construct communal covered parking to rear of Almshouses. Provide associated layout and landscaping.</b>

The application is brought to the Committee at the request of Cllr Pringle.

1. Purpose of the Report

1.1 The application seeks Listed Building consent to construct a communal covered parking area to the rear of the Almshouses, provide associated layout and landscaping.

2. Recommendation

**The Committee is asked to RESOLVE that listed building consent be granted subject to the conditions outlined in the appendix.**

3. Detail

3.1 The application seeks Listed Building consent to construct a communal covered parking to rear of Almshouses, provide associated layout and landscaping.

3.2 A separate full planning application is currently pending consideration under reference number 26/00070/FUL.

3.3 The application site lies within Cossall Conservation Area and the Nottinghamshire Green Belt.

3.4 Both planning permission and Listed Building consent were previously granted under reference numbers 23/00510/FUL and 23/00511/LBC to construct residential extensions to a Grade II\* Listed Building and refurbishments to create one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site. Works are currently well under way to build out the approved consents.

3.5 The main issue relates to whether or not the proposal will impact on the conservation area and Grade II\* Listed Building.

4. Financial Implications

4.1 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

5.1 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

6.1 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:

7.1 No background papers.

## Appendix

1. Details of the application
  - 1.1 The application seeks Listed Building consent to construct a communal covered parking to rear of the Almshouses, provide associated layout and landscaping.
2. Site and surroundings
  - 2.1 The application site is located within the Cossall Conservation Area and Nottinghamshire Green Belt and is located within the centre of Cossall Village. To the front of the site there is a wall to the front boundary with an overgrown garden area beyond. To the rear there is also an overgrown garden area. The Almshouses currently consist of six, one bedroom dwellings and one, three bedroomed dwelling. The building has been extended in the past with the provision of small flat roof extensions to the rear. The site is located within a predominantly residential area with residential properties to the side and directly opposite, with the Parish Hall to the opposite side.
  - 2.2 The Willoughby Almshouses and the adjoining boundary walls are a Grade II\* listed building. The Grade II\* listing reflects the more than special architectural and historic interest of the group. This places the Willoughby Almshouses within the top 8% of listed buildings in England. The Almshouses date from 1685. They were endowed by George Willoughby, a member of a wealthy local family, which included Sir Francis Willoughby, who built the nearby Wollaton Hall. The red brick with plain tile roof building originally consisted of a row of eight individual dwellings for four poor men and women, two of which have been merged. A central unit was designed with a ridged roof. The three to the left and four to the right were expressed with steep gables, which gives the building a wide and grand frontage, despite it being comprised of humble dwellings. The fenestration to the frontage mainly consists of stone chamfered mullioned windows with cast-iron leaded casements and flat drip moulds. The central section of the building has a sundial on the front façade. The principal façade has survived unaltered.
3. Relevant Planning History
  - 3.1 Planning permission and Listed Building Consent was granted under reference numbers 10/00044/FUL and 10/00045/FUL to rebuild the front wall.
  - 3.2 Planning permission was granted under reference number 21/00507/FUL to construct residential extensions to a Grade II\* Listed Building and refurbishments to create one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site.

- 3.3 A Listed Building Consent application for the same description as 21/00507/FUL was formally withdrawn.
- 3.4 Both planning permission and Listed Building consent were previously granted under reference numbers 23/00510/FUL and 23/00511/LBC to construct residential extensions to a Grade II\* Listed Building and refurbishments to create one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site. Works are currently well under way to build out the approved consents.
- 3.5 A Non Material amendment to 23/00510/FUL to change the approved Velux rooflights to conservation rooflights as required in planning condition 11 and revision to the rooflight layout was granted under reference number 24/00495/NMA.
- 3.6 A Non Material amendment to 23/00510/FUL to amend the existing modern flat roof dormers on the rear of the building to be fitted with pitched roofs was granted under reference number 25/00251/NMA.
- 3.7 Listed Building consent was granted for the installation of an electric gate, revision to shared driveway layout, changes to internal layouts and rooflight layout of all four houses and proposed new windows to house 4 under reference number 25/00458/LBC.
- 3.8 A variation of condition 2 of planning permission 23/00510/FUL and Listed Building consent 23/00511/LBC to alter approved drawings to include installation of electric gate, revision to shared driveway layout, changes to internal layouts and rooflight layout of all four houses and proposed new windows to house 4 was granted under reference numbers 25/00561/VOC and 25/00876/LBC.
- 3.9 A further variation of condition 2 (approved plans) of planning permission 23/00510/FUL and Listed Building consent 23/00511/LBC was granted under reference numbers 25/00832/VOC and 25/00876/LBC.
- 3.10 A separate full planning application application is currently pending consideration under reference number 26/00070/FUL.

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 3 – Green Belt
- Policy 10 - Design and Enhancing Local Identity.
- Policy 11 – The Historic Environment

#### 4.2 Part 2 Local Plan 2019

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8 – Development in the Green Belt
- Policy 11: The Historic Environment
- Policy 17 - Place-making, design and amenity.
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets

#### 4.3 National Planning Policy Framework (NPPF) 2024

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt land
- Section 16 - Conserving and enhancing the historic environment

### 5. Consultations

#### 5.1 Consultees

- **Conservation Officer** – no objections, advises the proposed amendments and submitted details represent a thoughtful and conservation-led evolution of the previously approved scheme. the proposals reflect discussions held on site with the applicant and demonstrate a clear understanding of the significance of the Grade II\* Listed Willoughby Almshouses.
- **Cllr L A Ball** – Awsworth, Cossall and Trowell Ward – no comment
- **Cllr D Pringle** - Awsworth, Cossall and Trowell Ward – called in to committee.
- **Cossall Parish Council** – No objections.
- **Historic England** - Advise that On the basis of the information submitted, they do not wish to offer any comments. They suggest that we seek the views of our specialist conservation adviser.
- **(LB) 6 Amenity Bodies** – No comments received.

5.2 A site notice was posted, with no objections having been received.

### 6. Assessment

#### 6.1 Design and Impact on Conservation Area

6.2 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.3 Policy 23 of the Part 2 Local Plan 2019 states that proposals will be support ` where heritage assets and their settings are conserved or enhanced in line with

- their significance. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.
- 6.4 The proposed carport will be open on all four sides and will measure 25.5m in length, 5.5m in width, 2.1m to the eaves and 4.5m in total height to the pitch of the roof. The carport will be sited along the northern boundary to the rear and will be sited over the 9 parking spaces serving the site. In terms of materials, the carport will consist of open timber trusses and plain tiles to match the main Almshouses building.
- 6.5 The Council's Conservation Officer advises the current application relates to revisions to the previously approved scheme, specifically the alteration of the internal driveway arrangement and the introduction of a shared timber carport structure within the rear part of the site.
- 6.6 The rear of the site has historically been subject to change and is of lesser heritage sensitivity than the principal south elevation of the Almshouses. In addition, the rear of the site is relatively well screened from public viewpoints within the Conservation Area. As such, development within this part of the curtilage has a reduced potential to affect the significance of the listed building when compared to works affecting the principal elevation or boundary frontage. The proposed carport is described as a freestanding timber structure constructed in oak with open sides and traditional roof trusses. The use of simple traditional materials and an open-sided form helps to reduce the visual mass of the structure and ensures that views of the historic boundary wall are not substantially obscured.
- 6.7 Whilst the introduction of a new structure within the curtilage of a Grade II\* listed building inevitably results in a degree of change to its setting, the scale, siting and open form of the proposed carport are considered to limit the level of harm arising. The proposal must therefore be considered in the context of paragraph 215 of the National Planning Policy Framework, which requires that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.
- 6.8 In this instance, the wider scheme seeks to secure the repair, restoration and viable long-term use of a Grade II\* listed building which has been vacant and in poor condition for a number of years. The provision of an appropriate parking arrangement is a practical requirement to enable the building to function as residential accommodation and thereby secure its ongoing conservation.
- 6.9 Overall, the revised proposals are considered to result in a low level of less than substantial harm to the setting of the Grade II\* listed building and its curtilage. This harm is limited by the siting of the carport to the rear of the site, its relatively modest scale, and the use of traditional materials. When weighed against the public benefits associated with securing the repair, reuse and long-term

conservation of a highly significant Grade II\* listed building, the proposal is considered to be acceptable in heritage terms.

6.10 Ultimately, if the carport was not constructed, then cars would be parked to the rear of the dwellings (as there is no other location) and the cluster of cars parked in an unconcealed location is deemed to be more harmful to the setting of the GII\* listed Almshouses. Thus I do not object and I recommend the following conditions are applied:

- the new carport must be constructed from natural oak. Any other timber is not supported and would require a new approval;
- the use of synthetic timbers are not permitted;
- the roof of the carport must be constructed using the same reclaimed plain tiles that are being used in the re-roofing of Willoughby Almshouses. Any other roofing material is not supported and would require a new approval.

6.11 On this basis, the proposal is considered acceptable and are assessed as preserving the special architectural and historic interest of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national conservation policy.

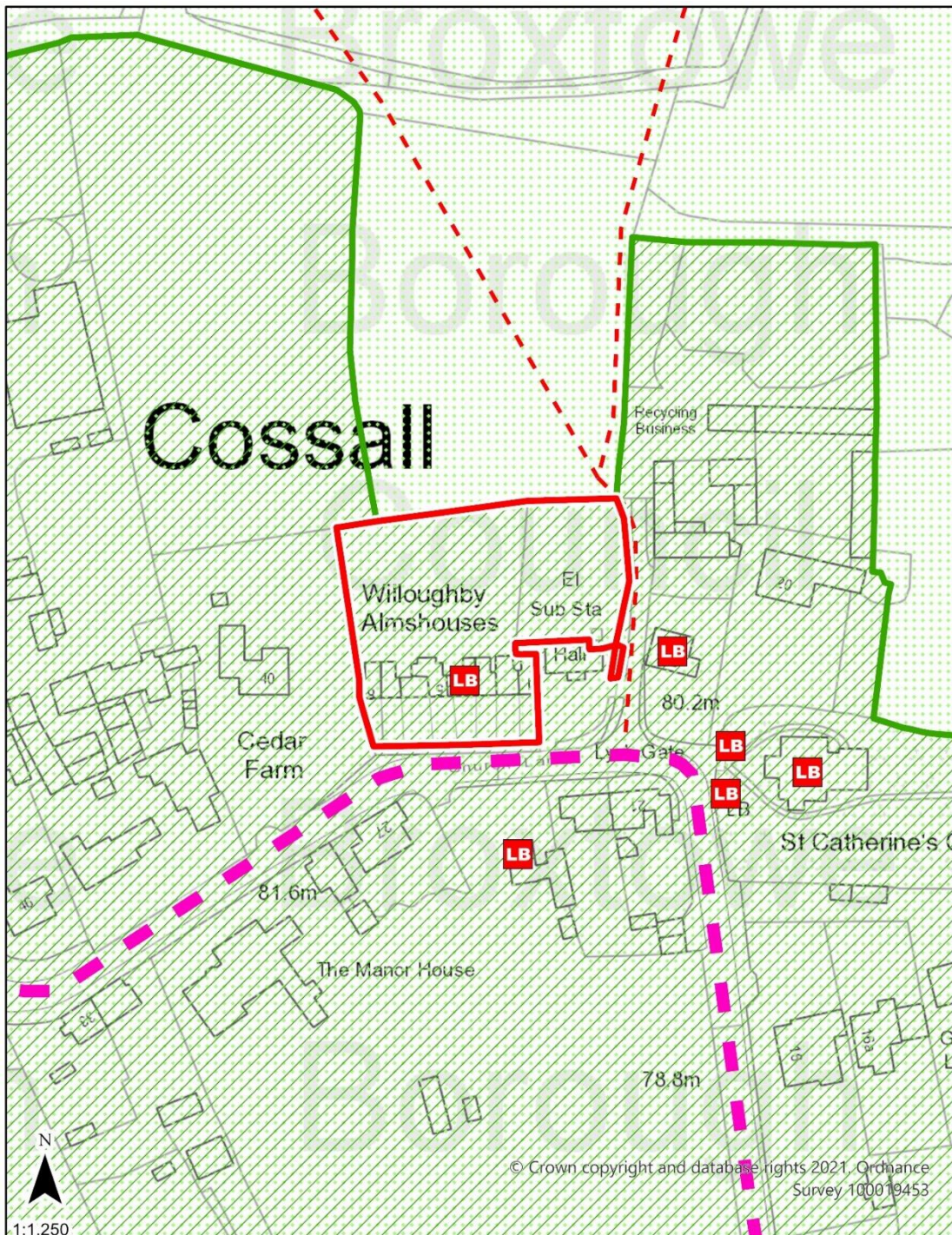
7. Conclusion

7.1 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 permission.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that listed building consent be granted subject to conditions outlined in the Appendix.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this consent.</b>  <b>Reason: To comply with S18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 04 February 2026:</b> <ul style="list-style-type: none"> <li>• <b>Site Location Plan;</b></li> <li>• <b>Proposed Carport plan and Elevations – 2259/42;</b></li> <li>• <b>Proposed Carport Sections – 2259/42, and;</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Hard and Soft Landscape proposals – 23-035-P-01D</b></li> </ul> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p><b>No building operations shall be carried out until details of the materials to be used 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.</b></p> <p><b>Reason: No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 23 of the Broxtowe Local Plan Part 2 (2019) and Policy 11 of the Aligned Core Strategy.</b></p>
	<p><b>NOTES TO APPLICANT</b></p>
<p>1.</p>	<p><b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b></p>

Map

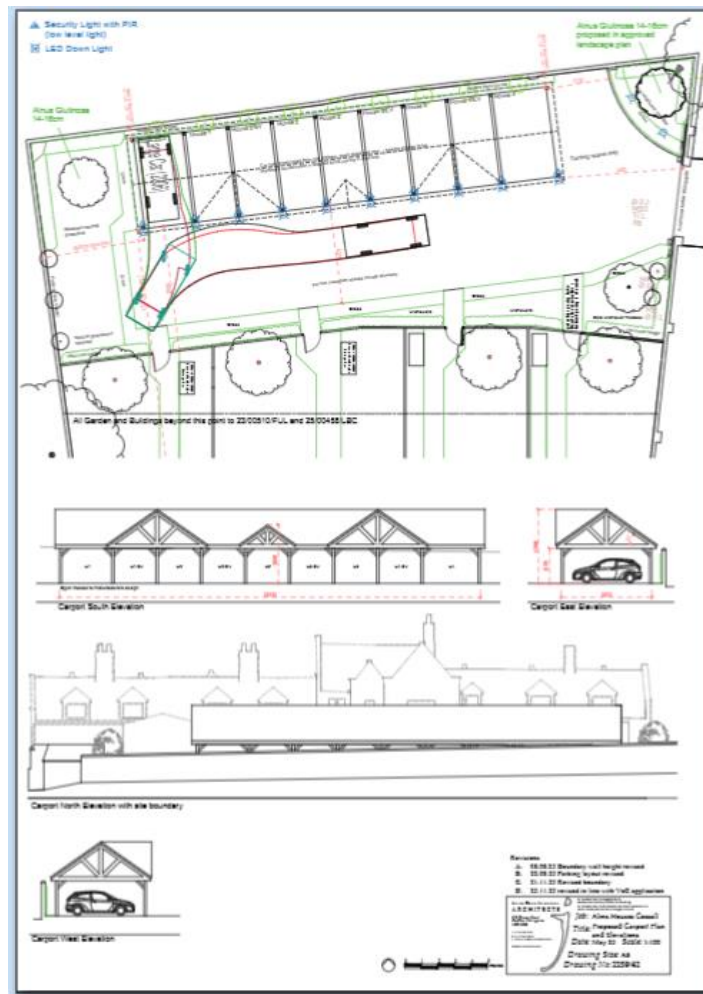


Legend

-  Site Outline
-  Classified Road
-  Footpath
-  Conservation Area
-  Green Belt
-  Listed Building

**Plans (not to scale)**

**Site Layout and Elevations**



**Site Sections**

