

## **DELEGATED REPORT**

### **CASE OFFICER REPORT TO HEAD OF PLANNING (DEVELOPMENT MANAGEMENT & BUILDING CONTROL) / STRATEGIC DIRECTOR**

**APPLICATION REF: WD/D/16/000777**

**SITE VISIT DATE 03 November 2016**

#### **NOTES:**

The Kings Arms Hotel is a substantial Grade II\* listed building located in the heart of Dorchester town and Conservation Area. It has a prominent location fronting High East Street, which is a primary route through the historic core. It also has vehicular access and car park off Friary Lane to the east. The Hotel has been empty for some months but includes former stables and outbuildings. The buildings form part of an important group with a number of other listed buildings surrounding them. A rear car park has modern additions including a conservatory and WC block to the rear elevation. The building features 3 storeys with attic level, a stucco frontage with a grand porch entrance, brick rear elevations and slate roof.

The proposals have been subject to extensive pre-application discussion and Historic England raised no objections in principle at this time. The proposed overhaul and regeneration of this important building, (which has suffered some insensitive alterations during its lifetime) are welcomed, including the removal of the rear conservatory and alterations to the toilets and external staircase at the rear and replacement with a covered veranda and brick built toilets with enclosed staircase.

Following extensive negotiations with the Senior Conservation Officer, the elements of the proposal which did not initially receive support have been amended and a full set of amended plans have been submitted which now meets with the support of the Conservation Officer subject to conditions. These are set out in the Conservation Officer comments below.

#### **PLANNING ISSUES RAISED BY THIRD PARTIES AND OFFICER COMMENTS INCLUDING NEED FOR ANY MITIGATION MEASURES:**

##### **Dorchester Town Council**

No objection subject to the Listed Building Officer being content with the application and the Committee welcomed the restoration of the building

##### **Dorset County Highways**

No objection.

No highway comment

##### **Historic England Advice**

We concluded that the proposals did not require the intervention of Historic England since ongoing discussions were taking place with the Council's Conservation Officer.

We understand that further modifications have subsequently been made to the scheme, on her advice, to retain more of the building's existing fabric in order to better respect its historic plan form.

We trust that, subject to your Conservation Officer's remaining concerns being addressed, an approval can be granted which secures the potential heritage benefits of the scheme including necessary external repairs to the building.

Recommendation: Issues above should be addressed and recommendation should be in accordance with national and local policy guidance and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

### **West Dorset Conservation Officer**

The proposals have been subject to extensive pre-application discussion and Historic England raised no objections in principle at this time. The proposed overhaul and re-generation of this important building, (which has suffered some insensitive alterations during its lifetime) are welcomed. There were some elements of the proposal which I was initially unable to support but with amended plans am now satisfied with the details subject to condition.

The initial areas of concern related to:

- The installation of a new staircase in the rear easterly block which has now been deleted in the amended plans
- Removal of lathe and plaster partitions: The applicant's vision was to create expansive open plan areas from which people can see from room to room, but this conflicted with the otherwise cellular floor plan that this building would have originally featured. Extensive removal of partitions has already occurred within the building and therefore retention of some more partitions than originally proposed to be removed has now been shown on amended plans and receives the support of the Conservation Officer.
- Ceilings: Extensive areas of suspended ceilings are proposed for removal and this is acceptable subject to a condition that all original ceilings be repaired on a like for like basis. The attic room ceilings are to be retained in their existing (original positions)
- Replacement roofing: As a large area of flat roofing is proposed for removal we now have amended plans showing the roof lantern and parapet. This could be conditioned to any consent to ensure appropriate roof coverings and section drawings if needed.
- Floors: The Victoria and George room floors were proposed to be lowered. This had potential to cause significant harm and this element has now been omitted.
- Replacement extension and boundary wall: Needed to be of significant quality in the context of this grade II\* listed building and details amended.

Overall the refurbishment will help reinstate this building to its former glory and therefore compromise solutions have been reached through negotiation and amended plans, allowing some degree of further opening up but not in all areas proposed. Some can be covered by condition to ensure the proposals preserve/enhance the character and integrity of the listed building in accordance with Section 12 of the NPPF, Section 66 and 72 of the 1990 Act and ENV4 policy of the Local Plan, such as:

- Make good all areas of opening up to historic fabric in like for like lime plaster/lathe/reed etc.
- Details of all locations for new vents, extracts, pipes, lighting fixtures etc to be provided.
- Where possible, extracts should be positioned through tile vents in the roof.
- Joinery details for all new screens/doors/architraves proposed (internal and external).
- The two new doors proposed on the north elevation (serving the staff room and hotel room) replaced with more traditional fixtures.
- Details of making good of the central foyer floor. Mortar and plaster specifications and sample bricks (if still proposed) for the modified WC block/walling to the rear.
- All metal rainwater goods to be painted black and any replacement to be cast metal to match the originals.
- The new kitchen extract to be painted black.
- More detail on the canopy roof construction materials for flat roofs to include eaves/section details.

#### **RELEVANT PLANNING POLICIES:**

West Dorset, Weymouth and Portland Local Plan (adopted 2015)

INT1 – Presumption in Favour of Sustainable Development

ENV4 – Built heritage and archaeological remains

ENV10 – The Landscape and Townscape Setting

ENV12 – The design and positioning of buildings

ENV16 – Amenity

ECON5 Tourism Attractions and facilities

#### **OTHER MATERIAL PLANNING CONSIDERATIONS:**

National Planning Policy Framework (NPPF)

The following sections of the NPPF are relevant to the determination of this application:

- Section 7 – Design

- Section 12 – Historic Environment Conserving and enhancing the historic environment paragraphs 132, 134, 137 and 138.

Paragraphs 186 and 187 of the NPPF require that:

*186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.*

*187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.*

#### **SUPPLEMENTARY PLANNING DOCUMENTS:**

Design and Sustainable Development Planning Guidelines (adopted 2009).

Policy (a) Work in harmony with the site and its surroundings

Policy (h) Maintain and enhance local character

Policy (i) Create high quality architecture

#### **SUPPLEMENTARY PLANNING GUIDANCE:**

Conservation Area Appraisals – Dorchester Town Centre CAA applies.

#### **MATERIAL PLANNING ISSUES:**

- Principle of development
- Impact on Listed Building
- Impact on Conservation Area
- Impact on the visual amenity of the area
- Impact on the residential amenity of the area
- Any other material considerations

#### **Principle of development**

The application proposals seek planning permission and Listed Building Consent for internal and external works to the existing Kings Arms Hotel which is to be refurbished and remain as a hotel.

In planning terms, the proposed development is considered to be acceptable in principle, because the hotel refurbishment will improve the economic, social and environmental conditions in the area. The Kings Arms is sited within the Defined Development Boundary of Dorchester, where new development is to be focussed, as set out in policy SUS2.

The hotel use will support the economic development of the town and provide a tourist attraction, whilst providing the environmental benefit of maintaining a historic building, to accord with policy ECON5.

The refurbished hotel will increase the quality and diversity of the tourism offered in the local area and benefit the local economy, also bringing a wider community benefit to the local community and visitors. The proposal therefore fully complies

with Policies INT1, SUS2 and ECON5 of the West Dorset, Weymouth and Portland Local Plan – adopted, October 2015

### **Impact on the setting of the Listed Building**

The Kings Arms Hotel is a Grade II\* Listed building which has been refurbished and altered over the years. It still retains many features and historic connections that retain its historic integrity. The alterations proposed are considered to be acceptable in respect of the visual impact and the character of the existing LB II\* hotel. The internal alterations and external improvements to the rear elevation impact on the character and fabric of the Listed Building. Whilst compromises have had to be made to enable the hotel to function adequately, through the removal of several walls, particularly at ground level, the general form of the building and partitions of historic value to its character have been retained. The external alterations to the rear elevations offer an enhancement to the character of the listed building through the removal of earlier unfortunate extensions and replaced with extensions that enhance its setting.

### **Impact on Conservation Area**

The alterations proposed are considered to be acceptable in respect of the visual impact and the character of the Dorchester Conservation Area. The enhancement of the character and fabric of the LB through the refurbishments proposed including the removal of earlier unfortunate extensions and replacement extensions will contribute beneficially to the character of the Conservation Area, reinstating the significance of this notable heritage asset within the Conservation Area, complying with Policy ENV4 and the NPPF paragraphs 132 -134.

### **Impact on the visual amenity of the area**

With the listed building restored and in a viable use, its visual impact will be improved and will benefit the town centre. The proposals will enhance local identity and distinctiveness through the restoration of this historic building and accord with Policy ENV10.

### **Impact on the residential amenity of the area**

The relationship of the Hotel with adjoining residential properties to the rear is such that the extensions and alterations proposed will result in a positive to the residential amenities of occupants of adjoining properties across the car park at a distance of over 20 metres. The rear elevation is to be improved and contained reflecting more of the original features and materials than currently exist on the conservatory and toilet area to be removed and replaced. There have been no objections from neighbouring properties and no additional noise or disturbance is anticipated as the use and car parking area remains the same. The proposals therefore accord with policy ENV16.

### **Any other material considerations**

The proposal has no additional impact on highway safety as it utilises the same access and car parking at the rear of the building that exists and provides a gap between the residential properties beyond the boundary and the hotel building itself.

**SUMMARY OFFICER RECOMMENDATION:**

After extensive negotiation and amended plans the proposal has now satisfied Historic England and the Conservation Officer that sufficient historic fabric of this Grade II\* listed building will be retained and restored together with visual enhancements of the exterior of the building at the rear.

It is therefore recommended for approval under delegated powers, subject to conditions and informative notes due to the support of the Town Council and no objections from local residents

**SEE DRAFT DECISION NOTICE FOR CONDITIONS:**

1. Plans list
2. 3 year commencement
3. Prior to the commencement of the development, hereby permitted, samples and details of the canopy roof construction materials for flat roofs together with eaves/section details for the re-roofing of the rear extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials and section drawings.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

4. The new kitchen extract flue to be installed on the rear elevation of the building shall be painted black and retained in that colour.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

5. All rainwater goods, downpipes, and any soil vent pipes to be used in the development, hereby permitted, shall be of cast metal construction, and painted black. Subsequently, the rainwater goods and this colour and this material shall be permanently retained.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

6. Prior to the commencement of the development, hereby permitted, joinery details for all the new screens, doors, architraves proposed internally and

externally and also details of traditional fixtures for the two new doors on the north elevation, serving the staff room and hotel room, shall be submitted and agreed in writing by Local Planning Authority and shall then be installed as approved.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

7. Prior to the commencement of the development, hereby permitted details of locations for all new vents to be positioned through tile vents in the roof, and the specification and location for any fume extraction systems, or air conditioning systems, and details of pipes and lighting fixtures shall be submitted and agreed in writing by Local Planning Authority and shall then be installed as approved.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015) and to satisfy the requirements control of pollution set out in Policy ENV16.

8. The two new rooflights to be used in the development hereby permitted shall be of the Conservation type. Following installation, the rooflights shall, thereafter, be permanently retained as a Conservation type.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

9. Prior to commencement of works on site details of making good of the central foyer floor, mortar and plaster specifications and sample bricks (if still proposed) for the modified WC block/walling to the rear shall be submitted and agreed in writing by Local Planning Authority and shall then be installed as approved.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

10. The making good of all areas of opening up to historic fabric throughout the building shall be carried out in like for like lime plaster/lathe/reed

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

CASE OFFICER: CMC

DATE: 08 November 2016