



Historic England

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Our ref: L01105623

26 September 2019

Dear Mr Turner

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**WALTON HALL, MAIN STREET, SWADLINCOTE, DERBYSHIRE, DE12 8LZ
Application Nos DMPA/2019/1006 & DMPA/2019/0960**

Thank you for your letters of 5 September 2019 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice
Significance

Walton Hall with its attached stable range/service wing and garden wall is listed grade II* in light of its more than special national historic and architectural character and interest, placing it within the top 8% of listed buildings in England. The hall is a fine example of an early Georgian smaller country house. The building dates from 1724-29 and was built for William Taylor, and has subsequent early C19 and C20 alterations. Internally the Hall retains many important historic architectural features including fine panelled rooms, the historic staircase, cornices, and historic flooring, all of which make an important contribution to its significance and special interest. The original plan form is also clearly discernible. The associated stable range /service wing is L shaped in plan form and two storey in height. It was built in three distinct phases, the stable range (including the coach house) being contemporary with the hall. Further outbuildings include a building to the east which is listed grade II and has an unusual oval room.

The hall sits in landscape grounds with a walled garden to the south east. It is sited on higher ground to take advantage of views overlooking the River Trent to the west. The site is located within the Walton on Trent Conservation Area and makes a strong



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positive contribution to its character and appearance. The significance of the Hall and associated buildings is described in more detail in the Design, Access and Heritage Statement.

Historic England is supportive of the owner's overall aspirations for the site which include repair of the hall and associated outbuildings, securing the long term future of these important listed buildings and working towards removing them from our Heritage at Risk Register.

Impact of the proposals

We have previously provided advice in relation to proposals at Walton Hall in our letters of 15th April 2019 and 17th May 2019 (applications **9/2019/0319 & 9/2019/0293**). These proposals included the proposed re-opening of blind windows on the ground and first floors, which were subsequently approved. The current proposal is to install eight new windows where there are currently blind windows on the east, west, north and south elevation of the hall. The information provided within the accompanying Design Access and Heritage Statement provides an understanding the historic development of the hall and includes photographs of opening up works undertaken. We have considered the information provided and offer the following comments.

Proposed opening of blind windows and installation of new windows

Ground floor

The blind window GW14 is proposed to be re-opened on the ground floor. From our understanding of the information provided the opening up works undertaken reveal that the masonry in-fill is from a later date. However, the current historic staircase and panelling runs across this opening. It is therefore unlikely that the two features existed contemporaneously. We believe that installing a window in the position would look incongruous, would not reflect the architectural development of the hall and would be conjectural. We accept that the window was most likely blocked at a later date rather than built as blind which leaves some unanswered questions, however, we believe the current proposal would be harmful to the overall significance of the hall, as it would visually detract from the architectural composition and proportions of the entrance hall. We therefore are unable to support this element of the proposal and recommend that it is omitted from this scheme.

First Floor

The blind window proposed to be re-opened on the first floor is FW21. No opening -up works appear to have been undertaken at this stage. We are therefore unable to comment on this element and advise that investigative works are undertaken. We are





however content to defer to your in-house conservation officer in this regard.

Second Floor

The blind windows proposed to be re-opened on the second floor are SW05, SW08, SW09, SW12, SW13 and SW24. The masonry infill has not been tied in the brickwork, indicating that the masonry infill was laid at a later date.

The proposal would restore the original design and architectural composition of the hall as the windows were not built blind and there would be relatively low impact to internal finishes. We therefore have no objection to the proposed reinstatement of windows in openings SW05, SW08, SW09, SW12, SW13 and SW24, subject to their detailed design and an appropriate scheme of recording being undertaken prior to the commencement of works. We are content to defer to your in-house Conservation officer in this regard.

Proposed alterations to entrance door

It is proposed to alter the entrance door and frame on the east elevation and unblock the opening above to provide a light over. Whilst no photographic evidence has been provided within the accompanying information, the Heritage Assessment/Statement of Significance by Maxwell Craven has a photograph of this elevation dated 1880 (page 25). It is clear from this photograph that the opening above the door was previously glazed, consisting of six lights. The door arrangement is less clear, however, the current door opening is wider than the blocked former opening above and does sit awkwardly within this elevation. We therefore have no objection to the proposed alterations to the door and light over, which will have a minimal impact on the fabric and in our view would enhance this elevation.

Policy and legislation

In determining this applications you should bear in mind the statutory duty of sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The NPPF also states in Paragraph 193 that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or



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destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (Paragraph 194)

In determining the application your authority will need to consider whether any public benefits associated with the scheme outweigh the harm caused by the impact of the proposals, as per the NPPF paragraph 196.

Recommendation

Historic England has concerns regarding the applications on heritage grounds. Whilst Historic England largely has no objection to the scheme, we are unable to support the proposed alterations to window GW14 as outlined above. We therefore recommend that this element is omitted from the scheme.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 193,194 and 196 of the NPPF. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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