

Teresa Turner

From: James Bate
Sent: 26 September 2019 13:35
To: Teresa Turner
Subject: RE: Planning Application Consultation DMPA/2019/0960 and 1006 - Walton Hall, Main Street, Swadlincote, DE12 8LZ

Teresa,

The majority of the proposed work appears reasonable, although some of it does have limited practical benefit and one item in particular has been subject of further discussion on site during consideration of the application and the subsequent submission of additional information.

The reinstatement of the transom light above the existing door would have no practical benefit as this would be backed by a wall internally and as such would not provide any natural light internally and externally would leave a visible blank sheet of boarding fixed immediately behind. Whilst it is acknowledged that if the owner feels that the reinstatement would have aesthetic benefits there would likely be no good reason to refuse this element of the proposal it would nevertheless represent a poor investment of resources. The work would increase the apparent height of the doorway which is currently a squat feature amongst the much taller ground floor windows and as such there would be some architectural benefit to this elevation, even though the former scale of the opening can already be easily discerned.

The proposal also includes the reinstatement of glazed windows into 8 blocked openings, following on from a previous phase of works which have already seen several other windows reinstated into blocked openings.

These openings appear to have been bricked up after the initial construction, and a render applied externally onto which has been painted a pattern of black squares and white glazing bars to allow the pattern of window openings to remain part of the architectural composition, in some cases this render has later been replaced by externally fixed painted plyboard. Investigation has revealed that the infill masonry is not toothed into the surrounding masonry strongly suggesting that the windows are not false features as part of an original design but represent windows which have been blocked up in the past. All things being equal there appears to be good justification for the reinstatement of windows and given the strong symmetry and rhythm of the building it is safe to assume that windows in these opens would have matched adjacent windows which remain and can form a pattern on which to base detailed design.

In 7 out of the 8 cases this is more or less the limit of consideration and there would be no reason to object. However the 8th window opening has been subject to other significant changes since it was infilled. In the case of the window G14 this is now also crossed by a staircase and internal panelling. Even if the window were once glazed subsequent alterations (the installation of the staircase and its panelling) have cut across the window opening making its reinstatement more troublesome. It is this window which has been subject to further discussion and deliberation on site.

The proposal was initially to reinstate the window and retain the panelling and stair, even though they clearly interfere with the window opening and would limit the degree to which the window would add to natural light available internally. This awkward detailing and juxtaposition of features would also see false panelling created on the reverse of the original where it would become visible through the reinstated window opening. Following investigations on site this proposal seems less unusual then at first it appeared. The other two windows at first floor level which light onto the stairwell are both cut across by the cornice and ceiling, whilst internally decorative plasterwork disguises this from the scaffold it is obvious that the construction of the cornice and windows surrounds cuts across the top portion of the glazing. There is therefore some established precedent for the exterior window openings not always relating to what is happening with internal features, and most notably these existing examples are themselves related to this hallway and staircase.

The submission suggests that windows were likely blocked as a consequence of window tax, if this is the case then it does represent a significant element of the social history of the building and I am of the view that the special significance of the building would be harmed if all examples of such blocked openings were to now be reinstated and this element of the buildings social history lost. The revised information does identify blocked windows which would still remain as features within the fabric of the building which would enable this aspect of the buildings social history to continue to be experienced and contribute towards understanding of its history.

It is now proposed that instead of retaining the panelling in situ only the top rail, which matches the mouldings and profiles of the staircase handrail, shall be retained with baluster spindles to match those on the balustrade added beneath. This will allow more light into the space whilst being less visually incongruous than having solid panelling running across the window. The section of panelling removed shall then be used in the repair of similar panelling in the kitchen which was damaged and covered over by a tiled splashback, probably in the mid-20th century so that this fabric shall remain within the building.

The amended proposal clarifies that some blocked window openings shall remain to preserve an interesting chapter in the social history of the building, has provided additional justification for the works in regard the staircase window and has made revisions to the details of the proposal to ensure that both the interior and exterior character of the building and the stairs works aesthetically.

I am of the view that the proposals would serve to preserve the special architectural and historic significance of the building as a grade II* listed building, as is described as a desirable objective within sections 16 and 66 of the planning (Listed Buildings and Conservation Areas) Act 1990.

I would suggest conditions requiring the retention of the panelling removed from the staircase for subsequent use in repairs to panelling in the kitchen, and not to be disposed of unless otherwise agreed in writing with the District Council. Also joinery details for the treatment of the staircase and the new spindles to be inserted in lieu of the panelling.

Yours,

James Bate

Conservation Officer

T: 01283 595983

www.southderbyshire.gov.uk



People | Place | Progress

www.southderbyshire.gov.uk



**South
Derbyshire
District Council**

Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

From: Planning Applications [mailto:planningapplications@southderbyshire.gov.uk]

Sent: 05 September 2019 15:26

To: James Bate

Subject: Planning Application Consultation DMPA/2019/0960 - Walton Hall, Main Street, Swadlincote, DE12 8LZ

Ref. No: DMPA/2019/0960

**The opening up of 8 former windows and modification to 1 external door at
Walton Hall, Main Street, Swadlincote, DE12 8LZ**

The above planning application has been received.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than 26/09/2019. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, or using the online form withing the online plannning register <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2019/0960>

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions you would wish to see attached to any grant of permission.

Please note that conditions will only be attached where they fulfil the tests for imposing conditions as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence (pre-commencement conditions) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions, where available.

If you object to the proposals as currently presented, please outline the full reasons for your objection as there is no guarantee that amendments or further information will be sought or received. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

a0b4J000000czYiQAI

]]>