
Delegated report Officer: Teresa Turner

Application ref. DMOT/2021/0836

Approval of details required by condition 3 attached to refs. 9/2018/0038 and 9/2018/0048 (the construction of a new external staircase on the north elevation from ground floor to first floor level and the alteration of a first floor window to provide access) at Radburne Hall, Radbourne, Ashbourne, DE6 4LZ

Valid date: 16/06/2021

Consults expired: 09/07/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

The Conservation Officer comments that this submission is the 'after' works element and shows the state of the building now that works have been completed. Having referred back to the WSI originally approved to check what terms were agreed, the submitted details satisfies the requirements. It is noted that the County Archaeologist made comments on the previous discharge and provided they are satisfied then there would be no issue with this condition being discharged.

No response has been received from Historic England (HE) however no objections were raised to the proposals under 9/2018/0038 and 0048 and HE recommended that further advice should be sought from the Council's Conservation Officer with regard to the detailed design and the imposition of appropriate conditions.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks approval of details required by conditions set out on the host permissions such that the scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Planning assessment

The Conservation Officer's comments suggest that the imposed conditions on approved applications 9/2018/0038 and 0048 were archaeological ones however the DC Archaeologist (DCA) has not been consulted as the building record condition was requested by a previous conservation officer in order to record the loss of historic fabric and alteration to the listed Hall itself that were required to create an access onto the newly approved external staircase. Having checked the original archive file for the previous approvals, the DCA did not ask for any further archaeological input as the external dig was carried out prior to the applications for the erection of an external staircase – this was to establish whether there were any remains of a previous staircase to support the proposal and was carried out in consultation with numerous historic organisations, most notably Historic England and The Georgian Group.

The originally submitted application form and post work photographic record are considered acceptable in the context of the listed status of the existing property and condition 3 of planning approval 9/2018/0038 and listed building consent 9/2018/0048 are hereby formally discharged.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	09/08/2021
Report agreed:	10/08/2021
Authorised officer:	Sarah Beeby
