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**Delegated report**      Officer: Teresa Turner

**Application ref. DMPA/2021/1485**

Full renovation of the Hall including recovering the roof at Marston Hall, Marston Lane, Marston-on-Dove, Derby, DE65 5GB

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Valid date:                      27/09/2021

Consults expired:              24/11/2021

EIA development?              No

Section 106 agreement?      Not required

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

**Relevant planning history**

9/0698/0217/L – Internal works and the installation of a replacement external door in the flat at the grade II listed Marston Hall – Listed Building Consent granted on 27th July 1998. This is the only planning history associated with the building.

**Responses to consultations and publicity**

The Conservation Officer does not object to the proposals and advises that a site visit was carried out at the property with the architect/agent early in September to discuss the proposals and intended works. The proposals are well justified and would be of benefit to the use and occupation of the building. The proposed alteration works are mostly a substantial number of relatively minor elements of work which would have little, if any, impact upon the special significance of the listed building.

Precise details of the structural work to the existing bay window and details of the proposed fireplace in room 1-01, which cannot be finalised until the existing modern build-out is removed and whatever is behind can be examined, should be imposed as conditions. Precise details are given for the roofing slates and tiles so it would not be necessary to apply a materials condition, similarly where the two doors are proposed for replacement, a detail of the type of replacement door is provided.

**Relevant policy, guidance and/or legislation**

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

**Planning considerations**

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- The impact on the historic fabric and external appearance of the listed building.

## Planning assessment

### The impact on the historic fabric and external character of the listed building

Marston Hall is a Grade II listed building located within the rural village of Marston on Dove. The property has been extended through several phases in the past and the submitted Heritage Statement includes some annotated plans which seek to describe the sequence of works, from the original near-square core, through the addition of a long wing running north which was subsequently widened and lengthened at a similar time to additions to the east front of the core of the house and the addition of a bay window to the south elevation. It is also considered likely that the building was rendered at or after the latest phases of extensions at the end of the 19th century to try and harmonise a building which had multiple phases of contrasting brickwork by this time.

The existing roof is in generally poor condition with several gaps where tiles have slipped suggesting nail fatigue. The slates themselves are delaminating and appear to have a very thick coating of a sap like substance which may be accelerating the delamination failure. The proposal is to re-roof and replace battens, install a breathable roofing membrane and install new Welsh slate sources to match the existing on the outward facing slopes, but to use blue clay tiles on the internal slopes to keep costs (and weight) down.

The application also includes proposed works to a stained glass skylight over the main staircase. This sits within one of the later extensions to the hall and has a very Victorian character however all the leadwork has begun to distort and clear light can be seen between the leadwork and multiple glazed panes suggesting that there is now very little holding the glass in place. Given the height of this roof window this makes using the stairs a very real hazard. The proposal is to encapsulate the stained glass and lead between panes of clear glass which would prevent future distortion and would remove the risk of failure with glass falling into the stairwell. The outer glazing, replaced at some point in the past with a polycarbonate roof, would also be replaced in clear glass as it almost certainly would have originally been.

Also at roof level, the chimney stacks are in generally poor condition with failing render exposing deteriorated brickwork beneath. This is likely as a consequence of many of the flues being disused but not having been capped. The proposal is to remove render, repair brickwork and re-render to match. Flues intended to remain in use will be removed and/or lined whilst those not to be used will be blocked at roof level and base to be filled with loose fill material which can easily be removed later.

This high level work would all be necessary (and thus justified) and would be considered a reasonable approach to ensuring the external envelope of the building remains weathertight and serviceable. Whilst the change in roofing material on the inner slopes would be somewhat of an unusual proposal, given the costs associated with the repair and renovation of the staircase glazing, this would be an acceptable compromise to avoid costs becoming unmanageable.

Elsewhere the proposals involve the renovation and repair of existing windows including some splicing repairs and incorporation of draught stripping and the easing/freeing up of windows. Only 2 doors are proposed to be replaced, both being external doors in poor condition, and matching style 6 panel doors are proposed – both of these doors are on later extensions to the building. Several doors within the ground floor of the building have glazed transom lights often with decorative etched glass. Some of this looks like relatively modern replication but some seems to be older acid etched glass. There are multiple different designs, often more than 1 design in a single door, suggesting a great deal of replacement has occurred, often without being too fussy about matching the design. The proposal is to replace this glazing with a more consistent type of etched glass and this approach would not be something which would adversely affect significance.

The proposed works to the main body of the rendered walls would be limited to reducing external ground levels and removing the lower section of render where this currently extends to ground and should realistically end c. 150mm above to alleviate damp problems. Similarly on the brick-built

sections, the proposal includes some isolated cutting out and replacement of blown bricks. There are not a large number of these bricks and this work would represent a repair.

The existing bay window is a later addition to the building and has a felt roof hidden by parapets and the proposal is to replace the existing roof with a single ply membrane. Whilst not a traditional material this would be visually superior and more durable than felt and would therefore be considered an improvement. There is also some sign of movement at the lintel (likely a steel) which was installed when the bay was added and during roof works there will be an opportunity to investigate and reinforce this to prevent future movement. Precise detail of this structural work is not available as it would need to be determined with the benefit of the opening-up works best undertaken during the roofing work and the Conservation Officer has requested a condition to secure details of this work.

The building has a cellar which also includes an area utilised as an air-raid shelter. It is understood that previous generations of the family had businesses in the concrete and cement industries and robust structures like the air-raid shelter in the basement made use of these, but there are also some other quirky uses of concrete products in the building including some very convincing stone flags in ground floor hallways which are in fact concrete. The way in which some components of the air-raid shelter have been added to the building are causing internal damp problems, particularly the external concrete steps against the north wall of the house - internally on this wall there is a very clear damp area which corresponds in position and shape to the steps externally. The proposal is to remove the steps and replace them with an open metal set of steps which would improve ventilation whilst maintaining access. The cellar generally suffers from damp and had a considerable depth of standing water at the time of the Conservation Officer's visit. The proposal is to install a sump pump to at least remove standing water although the space will likely remain damp and there are no intentions to make any active use of the basement spaces. These proposals would have limited impact upon fabric and significance and would have sizable benefits in alleviating damp within the building which would benefit its longevity and internal comfort.

Internally the building includes several examples of built-in furniture, some old and some more recent. Where such furniture is of notable age and in serviceable condition it is to be retained and in some cases marginally repositioned to maintain usability of the room (for example the wall units in the butler's pantry will be raised so that worksurfaces beneath can be used more practically). The proposed floor plans include some blue arrows to show where furniture if being repositioned so that it is usually clear where features are relocated from. Elsewhere in the study what initially looks like furniture and partitions of some age are, upon inspection, very modern structures likely dating to the late 20th century at the earliest. These house cupboard space and also form a partition to a modern concrete staircase into the basement. There is no evidence that this replaces an earlier stair and the proposal is to remove the partition and modern furniture, maintaining cellar access via trap doors. These works would return the room to its original proportions, with some new built in display cabinets replacing the existing.

The ground floor proposal also includes some new doorways for improved flow and accessibility. This makes reasonable sense lining up a line of doors along the front (east) elevation of the earlier extension wing. In one place within the proposed lobby area some brick thralls would be lost, however these have non-original tops and others in the plant room, the scullery and the WC in G-14 would be retained.

There is an existing window between the hallway and kitchen which appears to have once been a doorway as there are noticeable crease lines in the plaster below which hint at a door. The proposal here is to lower the cill, not to ground to form a doorway again but sufficiently to provide a serving hatch. No concerns are raised over this alteration.

In the library, there is a clear distinction between the western half of the room which is in the earliest part of the house, and the eastern part which is a late 19th century extension. The earlier part of the room has exposed beams and joists whilst the extended area has a series of fake joists and boxed beams emulating the look of the earlier ceiling. This is not particularly effective and the stark comparison between the two only serves to reveal quite how obviously false the later work is. The proposal is to simply remove the boxing and plaster over as is the case in the adjoining corridor which

also spans the old and extended parts of the house. The older ceiling would remain visible and would no longer have the later and poorer quality ceiling distracting from its character.

There are some proposals to remove later partitions and return rooms to their previous scale (1-15 as an example) and some minor work to reconfigure steps where the upper floor transitions between the various phases to make these transitions safer and to avoid trip hazards. There are also new partitions proposed to better separate the housekeepers flat from the remainder of the floorspace, this falls in line with an exposed truss chord. The overall balance between removing later partitions and creating new ones would still fall on the side of positive changes overall.

There are also other minor proposals including replacing bathroom suites, re-wiring and re-plumbing, the methodology for which has been sensitive to existing features and fabric such as the plaster floors of the first floor rooms.

Overall, the proposals would be considered to be well justified and the proposed works of alteration are mostly a substantial number of relatively minor elements of work which would have little if any impact upon the special significance of the building whilst being justified and being of benefit to the use and occupation of the building.

As such the proposals would preserve, and would not harm in the language of the NPPF, the special architectural and historic significance of the building as a listed building, achieving the desirable objective described in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would therefore comply with the requirements of the NPPF and with the objectives of Policy BNE2 of the LP1 and BNE10 of the LP2 in that the significance of the heritage asset would not be harmed.

The proposals would conform to the requirements of the NPPF and the NPPG and with Policy S2 of the LP1 in that planning applications received by the Council that accord with the policies in the Local Plan Part 1 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay unless material considerations indicate otherwise.

## **Recommendation**

Approve with Conditions

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.

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| Recommendation made: | 30/11/2021       |
| Report agreed:       | 03/12/2021       |
| Authorised officer:  | Steffan Saunders |

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