

Item No. 12

APPLICATION NUMBER	CB/11/03761/LB
LOCATION	Toddington Park House, Park Road, Toddington, Dunstable, LU5 6HJ
PROPOSAL	Listed Building: Conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins
PARISH	Toddington
WARD	Toddington
WARD COUNCILLORS	
CASE OFFICER	James Clements
DATE REGISTERED	29 November 2011
EXPIRY DATE	24 January 2012
APPLICANT	Mr J Cantle
AGENT	Derek Walker Associates
REASON FOR COMMITTEE TO DETERMINE	Departure from the Development Plan
RECOMMENDED DECISION	Listed Building - Granted

Site Location:

The site is a residential property named Park House, located on Park Road, Toddington. The main house is set in its own grounds covering an area approximately 11.5 ha. The house is set back approximately 300m to the north of Park Road and can only be glimpsed from a few locations at distance due to tree/hedge cover. The main house and surrounding buildings are on level ground rising to the north west, falling away to the south east and north east.

The property is a Grade II Georgian house. The List Description is brief and states: 'Early C19 with later C19 alterations and additions. Colourwashed stucco. Two storeys. Hipped slate roof with eaves cornice. First floor band. Two canted bays. 1:3:1:3:1 sash windows with glazing bars. Later classical porch'.

The site is surrounded to the south west by mature tree belt. There are a number of large ponds to the south east of the house constructed in the 1960s. To the north west of the house is a tennis court, swimming pool and small pool house (with permission for pool house). To the west of the coachhouse is an allotment garden with large timber glass house. Further to the west of this area is a group of weatherboarded barns and stables and a manege. To the west of this area is an existing parking area/storage area for vehicles associated with the barn and stabling

area constructed with a grassed cellular confinement matrix system.

The Application:

Listed Building Consent is sought for the conversion of Park House to hotel. The works specifically relating to the Listed Building including internal works, extension of the main house with orangery, extension to garage block and restoration of Victorian ice house for use as bar.

Within the house consent is sought for:

- i) The creation of 10 double guest rooms in the Main House;
- ii) The conversion of the existing garage block into 12 double rooms;
- iii) 2 ground floor rooms in the main house will be converted to provide conference facilities for up to 20 delegates in each or up to 40 in total.

The ground floor of the Hotel will also comprise:

- i) A Bar/Lounge area;
- ii) An Atrium dining area;
- iii) A restaurant ; and
- iv) An Orangery.

Conservatory/Orangery

The Orangery would be located on the north east flank elevation of the main house and would measure approximately 14.5m in length, 5.3m in width, 3m to eaves height and 4.3m to the ridge. It would be constructed with painted timber, slate roof with painted timber framed roof lights and lead flashings.

Extension to garage block

The existing garage block measures approximately 39m in depth. The application proposes to increase the length of the building by 4m and convert the building into DDA compliant hotel bedrooms. The proposal also includes the addition of linked structure (duplicating the existing range) to the north east of the existing range.

RELEVANT POLICIES:

National Planning Policy Framework

12. Conserving and enhancing the historic environment

Regional Spatial Strategy

East of England Plan (May 2008)

ENV5 - Historic Environment

ENV6 - Quality in the Built Environment

Bedfordshire Structure Plan 2011

None

South Bedfordshire Local Plan Review Policies

Supplementary Planning Guidance

Design Guide - Design Supplement 5: The Historic Environment

Planning History

SB/TP/85/00010/LB	Internal alterations and erection of two extension
SB/TP/85/00049/LB	Alterations and extensions to garage block
SB/TP/01/00010/LB	Permission for the erection of replacement barn and single-storey building to form 6 stables and tack room
SB/TP/02/00011/LB	Refusal for alterations and extensions to outbuilding.
CB/11/03760/FULL	Current and related application for the conversion of domestic residence to hotel with spa and conference facilities internal works and extension to main house internal works and extension to garage block construction of spa internal works and extension to stable internal works and extension to barn internal works to existing gatehouse construction of second gate house restoration of Victorian ice house construction of 4 cabins

Representations: (Parish & Neighbours)

Parish/Town Council	None received
Neighbours	None

Consultations/Publicity responses

Conservation & Design Officer No objection

Determining Issues

The main considerations of the application are;

1. **Whether the proposal would harm the significance of the Heritage Asset**

Considerations

1. **Whether the proposal would harm the significance of the Heritage Asset**
The Conservation & Design Officer has stated that the Grade II listed Park House is a fine Georgian stucco mansion located within the rural landscape north of Toddington village. Despite later alterations and extensions, the overall

design and aesthetic values of the house have been maintained. Internally, the general layout of the historic core of the building has been retained well and fine historic features which make an important contribution to the character of the house have survived in good condition, notably window shutters and cornices.

Overall, there are no objections to the proposed change of use of the house to a hotel, and associated adaptation works, as it is considered that these will not impact on the overall significance and character of the building. In addition, the most extensive internal works will be confined to parts of the building of later date, particularly the rear and north wings, with very little works will being undertaken to the historic core of the listed building.

Proposed Orangery style extension

There are no objections to the proposed orangery attached to the north of the house as the design, height and sitting is considered appropriate and the extension will remain suitably subservient to the listed building. Materials and detailing of this feature will need to be of high quality to compliment the architectural and aesthetic values of this building.

Works to buildings within the setting

There are no objections to the proposed adaptations to the ice house or coach as these will not have a negative impact on the setting of the listed building. Works to the ice house and lodge will also significantly improve their appearance.

It is considered that there would be no adverse impact on the significance of the Grade II Listed Building and satisfies the guidance in the Central Bedfordshire Design Guide Supplement 5.

Recommendation

That Listed Building Consent be Approved subject to the following:

- 1 The works shall begin not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Before the relevant building and repair work is begun, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in full accordance with such approved details:
 - Detailed drawings of all proposed **external and internal joinery** including staircases, doors and windows to a scale of 1:20, together with a detailed specification of the materials, construction & finishes. Details shall include a section of the glazing bars, frame mouldings, the position of the door or window frame in relation to the face of the

wall.

- **Details and samples of materials** to be used in the construction including all external finishes of the extension including sample panels of brickwork/stonework details of the brick bond, mortar mix and finish profile.
- Detailed **method statement** setting out how the windows on the south west elevation will be blocked up and obscured. Details should include information on how the windows will remain ventilated and drawings to a scale of 1:20 of their external appearance.
- An **itemised schedule of works** (describing fully all repairs, re-instatements & replacement works, including cornices) & agreed making good. The schedule should include a schedule of the works for the conservation of the porch.
- Detailed drawings to a scale of 1:10/1:20 of all replacement internal fireplaces.

Reason: To protect the significance of the heritage asset

- 3 **All rainwater goods shall be cast iron.** As an alternative, cast aluminium may be acceptable, in certain circumstances, though this is to be specifically justified & agreed in writing by the Local Planning Authority if it is proposed to specify cast aluminium. Plastic or uPVC rainwater goods are **not** acceptable.

Reason: To protect the significance of the heritage asset.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers EX-00A, LO-01, EX-07, EX-08, EX-01, EX-02, PR-01, PR-02, PR-09 Revision A, PR-10 Revision A, PR-11 Revision A, PR-12 Revision A, PR-13 Revision A, PR-25-A1, PR-28-A1, PR-29-A1, PR-26-A1, PR-31, EX-03, EX-04, EX-05, PR-18, PR-05, PR-04 Revision A, PR-27, PR-16 Revision A, PR-17 Revision A, EX-10, PR-15, EX-06, PR-06, PR-24, PR-21, PR19, PR-22, PR-14, EX-09 Revision A, PR-28, PR-20, PR-23, PR-03 Revision E, PR-34 Revision E, PR-35 Revision D, PR-37 & PR-38, MMX 45/L1, MMX 45/L2, MMX 45/L3, & MMX 45/L4..

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed orangery, extension to garage block, restoration of Ice House and internal alterations to the main house have been designed to protect the significance of the Grade II Listed Building, its character, appearance and setting. The proposal is therefore in accordance with South Bedfordshire Local Plan Review (2004) Policies BE8: Design and

Notes to Applicant

DECISION

.....
.....
.....
.....