

Regeneration and Economic Development Department

APPLICATION NO: 22/00122/FUL

APPLICANT: Walsingham Planning

WARD AFFECTED: Roby

DEVELOPMENT: DEMOLITION OF EXISTING WOODEN EXTERNAL STAIRCASE AND
ERECTION OF A REPLACEMENT METAL EXTERNAL STAIRCASE

LOCATION OF SITE: Derby Lodge Hotel , Roby Road, Roby, Knowsley, L36 4HD

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ3 - Gateway Sites and Corridors

DQ5 - Development in Conservation Areas

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)

TECHNICAL CONSULTATIONS:

Principal Conservation & Design Officer (Knowsley Council) - No objections in principle although subject to condition in relation to making good following removal of existing staircase.

NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 22 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

RELEVANT PLANNING HISTORY

None.

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ISSUES AND ASSESSMENT:

SITE AND SURROUNDINGS

The application relates to the Derby Lodge building occupied by Premier Inn located on the southern side of Roby Road, Roby. The premises comprise a hotel, car park and grounds. The surrounding uses are predominantly residential with residential dwellings located to the north on the opposite site of Roby Road, to the east on Boxwood Close and Wynwood Park and to the west on High Carrs, with Bowring Park Golf Course to the south (designated as Green Belt).

The site is within the Roby Conservation Area and within a Primarily Residential Area.

BACKGROUND

Originally called Edenhurst, it is believed that the building was built in the 1840s by the 14th Earl of Derby for his Estate Manager and friend Richard Earle. The Jacobethan design is in the manner of William Burn (the Lodge particularly so), he undertook several commissions for the Knowsley Estate at that time. The building has since been altered and significantly extended for hotel use.

PROPOSAL

The application proposes the removal of an existing wooden external staircase and the erection of a replacement metal staircase.

POLICY CONSIDERATIONS

The proposal complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The location of the works is well screened from public vantage points. The elevation where the existing stair is to be removed and the new fire door is proposed, appears to have been constructed/reconstructed in brick of a more modern date. The lower height buildings adjacent have historic brickwork and details, directly attached/in front of which are the lower-level landing/ramp, proposed to be removed.

The staircase fronts onto a private portion of the site, which is an area of unmanaged woodland but was originally part of the former private gardens to Edenhurst. The area is, therefore, of some heritage significance, though degraded.

The existing stair is an interior plastered space, and the base appears solid masonry. As a consequence of the removal of the existing staircase, the plaster would be exposed and is unlikely to remove well from the exterior brickwork; and there may be challenges in relation to removing the brick/masonry landing also, which is attached to the older brickwork.

Consequently, concern has been raised by the Council's Conservation Officer that the demolition could leave an ugly 'staircase shaped scar'. Therefore, officers have discussed with the applicant's agent to establish how it is proposed to 'make good' the elevation following the removal of the existing staircase. The applicant's agent has advised that the staircase structure is not attached to the brickwork and, therefore, the removal would not result in scarring. They advise that *"the staircase is similar to a lean-to with three external sides that but [sic] up to the external wall. The staircase is supported by surface bolted brackets. The external wall inside the staircase has been dot and dabbed. Removal of the brackets should not leave any damage; the dot and dab plaster would be scraped off and the brick work cleaned up underneath."*

Consequently, to ensure that the impacts of the removal of the existing staircase is satisfactorily addressed, the external brickwork will need to be cleaned of plaster and new bricks (to match) should be pieced-in where any bricks are damaged, or where plaster cannot be satisfactorily cleaned off. This can be secured by a planning condition should planning permission be granted.

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The existing downpipe tracks a convoluted route across the face of the building around the projecting external stair and officers have tried to persuade the applicant to take the opportunity to create a more straightforward route as part of the works. The applicant's agent has confirmed that *"this is noted for future consideration however, it is not within the scope of this application."*

The existing enclosed stair is a particularly ugly addition, and its removal is welcomed. The replacement stair, although not very sympathetic in design or materials, would have a 'lighter' impact on the building by comparison to the existing, owing to the open design.

Impacts on Heritage Assets

Policies CS19 and CS20 seek to seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. The impacts arising and therefore assessed is that of the 'setting'.

The NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

The application site is located within the Roby Conservation Area. Saved Policy DQ5 requires that new development within or close to a Conservation Area must preserve or enhance the character of the Area.

In accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

Historic Environment Records

The Local Planning Authority has undertaken a check of the Historic Environment Records (HER). The Site is on the HER as Derby Lodge reference MME5557. The property was built in c1840s as Edenhurst by Edward Stanley (later 14th Earl of Derby) for his estate manager and friend Richard Earle. The building may have been designed by architect William Burn. Edenhurst has seen several changes of use over time, more recently as the Derby Lodge Hotel.

There are two associated assets: Outbuildings to Derby Lodge (MME5576) and No. 61 Roby Road (MME18555). The outbuildings are thought to have been the stable block for Edenhurst. No. 61 (gate Lodge) was shown on OS map (surveyed 1845-7) as a small building adjacent to the drive leading to Edenhurst to the east. The lodge is also very likely to have been designed by Burn.

It is also recorded that Roman and medieval pottery was found during an evaluation at the site in 1991 (MME5579). A watching brief over groundworks associated with an extension was carried out in 1995 and no finds were recovered.

Having regard to the above, in this case, the proposal, providing the 'making good' of external elevations is secured by condition, would result in 'no harm to the setting of the conservation area.

Any harm to a designated heritage asset has been appropriately considered, and the proposal complies with policies CS19 and CS20 of the Local Plan, Saved Policy DQ5 of the UDP and the requirements set out in the NPPF. The requirements of 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been fully considered in coming to this view.

HIGHWAYS

The development does not raise any highway concerns and the proposal does not therefore conflict with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP or the spirit of Saved Policy H5 of the UDP.

RESIDENTIAL AMENITY

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The staircase fronts onto an area of woodland that separates the effected elevation from existing residential properties on Boxwood Close and Wynwood Park

OTHER ISSUES

None.

CONCLUSION

The proposal is satisfactory in terms of design and impacts would be acceptable. The application complies with planning policies and is therefore recommended for approval.

The proposed development, suitably conditioned is considered to have acceptable impacts on the character of the host building and to preserve the character and appearance of the conservation area. There would be no detrimental impact on neighbours. The application complies with relevant national and Local Plan policies and as such is recommended for approval.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Following the removal of the existing staircase structure and prior to the installation of the replacement staircase hereby approved, the brickwork shall be cleaned of plaster and the elevations made good. Where bricks are damaged or where plaster cannot be satisfactorily cleaned off, new bricks shall be inserted to match the existing.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Roby Conservation Area and to comply with the National Planning Policy Framework (2021), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/02/2022	5822-PL-001	-	LOCATION PLAN
23/02/2022	5822-PL-006	-	PROPOSED SITE PLAN
23/02/2022	5822-PL-100	-	PROPOSED GROUND AND FIRST FLOOR FIRE ESCAPE PLAN
23/02/2022	5822-PL-201	-	EXISTING AND PROPOSED

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			ELEVATIONS
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Maxine Wishart

25 June 2022

Mark Cawood

5.7.22

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PS/DC/OP04/05	003	23/9/02

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