

APPLICATION NUMBER		23/00210/LBALT	
SITE ADDRESS:		Meynell Hunt Kennels, Ashbourne Road, Sudbury, Ashbourne, Derbyshire DE6 5HN	
DESCRIPTION OF DEVELOPMENT		Internal and external alterations for conversion of Stables, Kennels and Whelping Lodge to 9no. dwellinghouses, provision of new access, removal of existing access, demolition, landscaping and associated works	
CASE OFFICER	Adam Maxwell	APPLICANT	Trustees of the Meynell and South Staffordshire Hunt
PARISH/TOWN	Sudbury	AGENT	Mr Scott O'Dell
WARD MEMBER(S)		DETERMINATION TARGET	17.11.2023
REASON FOR DETERMINATION BY COMMITTEE	The number of dwellings proposed	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context.

MATERIAL PLANNING ISSUES

- Impact upon the listed buildings on the site and their setting.

RECOMMENDATION

That listed building consent be granted subject to planning conditions set out in section 8.0 of the report.

1.0 THE SITE AND SURROUNDINGS

- 1.1 The application site is located in open countryside north of Sudbury and west of the A515. The site comprises the Meynell Hunt Kennels a pair of cottages, associated land and a whelping lodge. The stables and cottages are all Grade II listed buildings.
- 1.2 The entire complex was part of a new build project by the Vernon family of Sudbury Hall who engaged the services of George Davey to design the complex which was built circa. 1874-77. There have been some later alterations during the 20th century, but the overall ensemble of buildings and the level of survival of original plan form / layout and fabric is comparatively intact.
- 1.3 Access to the site is from the A515 which is shared with the cottages to the south and east of the site which are the nearest neighbouring properties. Parkside Farm South is located towards the north of the whelping lodge.

2.0 DETAILS OF THE APPLICATION

- 2.1 Listed building consent is sought for the works associated with the conversion of the stables, kennels and whelping lodge to 9 dwellinghouses.
- 2.2 The plans show that the stable block and existing cottages would be converted to 6 dwellinghouses with communal internal storage space and external amenity areas within the internal courtyard and outside areas.
- 2.3 The kennels would be converted to 2 dwellinghouses with private amenity spaces provided within the enclosed courtyards.
- 2.4 The whelping lodge would be converted to a dwellinghouse with private amenity space within the curtilage of the building. A single storey lean-to extension to the whelping lodge is proposed.
- 2.5 The existing vehicular access would be closed off with a timber post and rail fence and grass verge re-instated. A new vehicular access is proposed to the north with limestone surfaced tracks to the main building group and whelping lodge.







3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.2 Other:

The National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance

Historic England Advice Note 2 - Making Changes to Heritage Assets (2016)

4.0 RELEVANT PLANNING HISTORY:

05/00129/FUL	Change of use and conversion of stables and kennels to 6 no. residential/office units and associated access	WDN	18/11/2010
05/00130/LBALT	Alterations to listed building - Conversion of buildings to form 6 no. residential/office units	PERC	14/11/2005
13/00060/FUL	Conversion of committee room and kitchen to form residential apartment	PERC	28/05/2013
13/00061/LBALT	Alterations to listed building - Conversion of committee room and kitchen to form residential apartment	PERC	28/05/2013
22/00399/FUL	Conversion of and extensions to stable building, kennel buildings and whelping lodge to form 10no. dwellinghouses and associated erection of garages	WDN	27/09/2022
22/00400/LBALT	Proposed extensions and internal and external alterations in connection with conversion of buildings to 10no. dwellinghouses	WDN	27/09/2022

5.0 CONSULTATION RESPONSES

5.1 Sudbury Parish Council: No response to date.

5.2 National Amenities Societies: No response to date.

5.3 DDDC Conservation Officer:

“The Meynell Hunt Stables, Kennels and pair of cottages are all (separately) grade II listed (listed 1985). The complex is located on the western side of main road and is outside the Sudbury Conservation Area.

The entire complex was a new build project by the Vernon family of Sudbury Hall who engaged the services of George Davey (1820-1886) to prepare designs for the complex and they were built circa.1874-77. At the same time Davey was designing a new east wing for the Hall and this was built between 1876 & 1883. George Davey is an important Victorian architect whose life and works have been extensively researched & published. The original drawings for the complex are kept at the RIBA Library in London.

As a complex and large scale design of a particular building type & function(s), coupled with their design and detailing by an important 19th century architect their significance is considered to be high. Whilst there have been some 20th century alterations and changes these are relatively minimal and the overall ensemble of buildings and the level of survival of original plan-form/layout and fabric/elements is comparatively intact.

Applications from 2022 (22/00399/FUL & 22/00400/LBALT) were withdrawn. The proposed scheme of conversion has been reviewed and the current application has been made.

The current proposal is to undertake internal & external alterations (including extensions) to form 9No. dwelling houses from the stables, kennels and Whelping Lodge (6 No. to the stables complex, 2No. to the kennel complex and 1No. to the Whelping Lodge).

A Heritage Impact Assessment (HIA) has been undertaken relating to the proposals under the application. The HIA acknowledges the significance and distinctiveness of the building ensemble and describes the survival of the large amount of original fabric, fittings, features and details to the stables complex and their contribution to the character and appearance of the building interiors. With regard to the kennels complex it acknowledges the significance & distinctiveness of the ventilation windows, lattice windows and metal work. In part of the kennels is an original raised sleeping area. In both the stables complex and kennels complex the HIA notes the survival of the original staircases.

The submitted HIA states, in connection with the external envelope of the buildings complex, that “the residential conversion has been carefully designed to minimize the external visual impact on the existing historic building” and that “the existing door openings that are proposed to be infilled externally, have been retained in an open position, with a glazed screen set within the existing reveals behind the existing historic door to retain the external aesthetics of the building, whilst providing necessary natural light into the rooms”.

Furthermore it is stated that “to the east elevation a simple lightweight glazed link extension is proposed to allow circulation around the existing stable range and a link to the external elevation. The glazed link allows views through the structure to the simple historic brickwork behind, reducing the impact of the extension and maintaining the visual architecture to that elevation” and that “no rooflights are proposed to the main complexes, in order to maintain the agricultural styling of the buildings”.

With regard to internal alterations/changes the HIA states that “internally the residential units have been designed to accommodate the existing and largely historic rooms and partitions, this has resulted in some rather unorthodox room sizes and shapes, which add to the unique nature of these buildings” and that “the majority of the historic stall partitions and doors have been retained forming part of the room perimeter walling and where the partitions and/or doors have been removed, the aim is to reuse, where possible, within the building or the external amenity space in order to maintain the continuity of the site”.

Furthermore the HIA states that “the new partitions are of lightweight construction, complete with the retention and re-use of the historic timber boarding and stall partitions wherever possible” and that “the existing staircases within the kennel and stable complexes have been carefully considered and retained where possible, in their original location, with new staircases being of sensitive design and location”.

Comments on the proposals –

Externally, to the building envelope and roofs there is to be little alteration. All chimneystacks are to be retained and there are to be no new openings formed and no rooflights. Windows and doors are to be retained and repaired and in some instances, openings with boarded doors are to be fitted with glazed windows. The diamond lattice metal windows to the kennels are to be formed into shutters with double-glazed new window frames behind.

It is considered, therefore, that the minimal changes to the exterior envelope of the buildings complex (stables and kennels) are generally considered to be acceptable and will not constitute adverse harm to the overall character and appearance of the building complex, subject to approval of details etc. via conditions.

Internally, five doorways are to be locked up (in order to separate the various units) – details of the proposed blocking to each doorway/opening should be approved via a condition. All of the existing staircases are to be retained as part of the conversion proposals – this is considered a positive proposals and will retain these historic elements/structures in-situ. A new internal staircase is to be installed into the ground floor of Unit 03. The proposed alterations on a unit by unit basis are set out in the submitted Design & Access Statement.

As set out above the HIA states that the majority of the historic stall partitions & doors have been retained. Whilst the proposed plans indicate the retention of the majority of the stalls etc. some (modern ones) are to be removed and those that are to be retained are to serve as, for example, kitchens, bedrooms, en-suites, offices etc. Proposed works to ceilings, walls and floors are set out in the submitted Design & Access Statement.

It is considered that the proposed retention of many of the key features of the interiors of the stable/kennel buildings is a positive proposal and will retain significance & heritage value to the conversion scheme. That said, the conversion to residential units will bring about a significant change in character and appearance to the interiors of the building complex in the form of kitchen, bathrooms, en-suites, bedrooms and other domestic spaces and uses. Those changes will inevitably alter existing character.

Sections 16(2) and 66(1) of the 1990 Act require that when considering whether to grant Listed Building Consent/Planning Permission for any works/development affecting a listed building, or its setting, special regard must be had to the desirability of preserving or enhancing the building, or its setting, or any features of architectural or historic interest it possesses. Furthermore, Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation.

It is considered that externally the proposed alterations to the buildings complex are minimal and will not constitute adverse harm to the significance, character and appearance of the listed buildings. The internal alterations have attempted to retain existing spatial volumes and the existing layout and plan-form of the building as much as possible. In this regard, the significance of the original plan-form & layout will be retained and will be readable and understandable. Inevitably, the domestic paraphernalia of a residential conversion will have an impact on the interiors and this may constitute a degree of harm

to the buildings interiors. It is considered that the level of harm identified would not be substantial and, in that regard, paragraph 202 of the NPPF states that where a development will lead to less than substantial harm to the significance of a designated heritage asset(s), that harm should be weighed against the public benefits of the proposal.

Other Works –

At the western end of the site the HIA states that “there is a single 19th Century facing brick agricultural building to the north west boundary of the site, in a poor dilapidated condition, which is to be retained, whilst the modern 20th Century timber storage buildings are to be demolished and replaced in similar locations with simple rectangular garaging, of brickwork construction set under dual pitched roofs, all located to the north west of the kennel complex”. The retention of the 19th century building is a positive proposal, however, its repair and proposed use etc. will need to be identified and approved under a condition. The removal of the 20th century structures is considered acceptable. The proposed garaging may be acceptable subject to conditions on materials, design and detailing etc.

To the north of the main complex is an isolated building (‘Whelping Lodge’). This appears to be of early 20th century date. It is a relatively plain and diminutive building in its landscape setting. It is proposed to erect a single-storey extension to the side elevation, in matching brickwork and roof covering etc. A mezzanine floor is to be inserted to provide two bedrooms. The following comments are made –

- The proposed extension will extend beyond the walled and railed enclosure to the southern side of the building and in this regard will appear odd and encroaching to the land surrounding the building,
- The proposed rooflights should be on the north roof slope of the building,
- The proposed new window to Bedroom 02 should be omitted and light/ventilation provided by the rooflight,
- The proposed three new windows to the rear elevation should be reduced to two,
- The end gable to the new extension should only have one (centralised) window.

Subject to the above it is considered that the proposed alterations to the building would not constitute adverse harm to the host building or on the setting of the listed buildings to the south.”

5.4 DCC Archaeology:

No objection subject to condition to secure archaeological monitoring and recording.

6.0 REPRESENTATIONS RECEIVED

6.1 Three letters of representation have been received to date. The material planning issues raised are summarised below:

- a) The proposed conversion of the Whelping Lodge will harm the amenity of neighbouring properties. The windows and rooflights would look down the garden of the neighbouring property to the north and occupants of Parkside Farm South would be able to see lights from the windows.
- b) Query if new mains system will be installed for the development.
- c) The proposed closure of the existing access will affect the ability of the neighbouring property to maintain their land and hedge.
- d) Question accuracy of submitted Transport Statement.
- e) Request that consideration is given to reducing the speed limit of the A515 at the site to 40mph.

- f) There is an existing issue with surface water drainage from the current driveway. Request that the new driveway is correctly drained and that drainage is put in to the paddock.

7.0 OFFICER APPRAISAL

Impact upon listed buildings and their setting

- 7.1 The Meynell Hunt Stables, Kennels and pair of cottages are all (separately) grade II listed (listed 1985). The complex is located on the western side of main road and is outside the Sudbury Conservation Area.
- 7.2 The entire complex was a new build project by the Vernon family of Sudbury Hall who engaged the services of George Davey (1820-1886) to prepare designs for the complex and they were built circa.1874-77. At the same time Devey was designing a new east wing for the Hall and this was built between 1876 & 1883. George Devey is an important Victorian architect whose life and works have been extensively researched and published. The original drawings for the complex are kept at the Royal Institute of British Architects (RIBA) Library in London.
- 7.3 As a complex and large-scale design of a particular building type & function(s), coupled with their design and detailing by an important 19th century architect their significance is considered to be high. Whilst there have been some 20th century alterations and changes these are relatively minimal and the overall ensemble of buildings and the level of survival of original plan-form/layout and fabric/elements is comparatively intact.
- 7.4 The buildings are located outside but adjacent to the Sudbury conservation area and Grade II listed gardens associated with Sudbury Hall to the west. The Local Planning Authority is obliged to have special regard to the desirability of preserving listed buildings their setting or any features of special architectural or historic interest which they possess. The Local Planning Authority is also obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.5 A Heritage Impact Assessment (HIA) has been submitted with the application which meets the requirements of the NPPF. The HIA concludes that the majority of the impact of the conversion is limited to the internal spaces without compromising the historic character of the buildings, their setting or architectural details.
- 7.6 The applicant has provided information in support of the application. The kennels as originally designed employed nearly 30 people and housed many of them. There are now 2 people employed and two of the cottages are let out and the flat is leased. The District Council resolved to grant planning permission in 2006 for the conversion of the buildings into 6no. dwellings however the sale process was halted following the financial crash of 2008 and the application withdrawn.
- 7.7 The applicant considers that the building complex is no longer fit for purpose in terms of size and the unaffordable costs of significant maintenance requirements. Therefore, the applicant agreed to vacate the kennels earlier this year with a view to seeking alternative accommodation arrangements for the hunt.
- 7.8 The Conservation and Design Officer has been consulted on the application and has provided detailed comments on the scheme.
- 7.9 The HIA states that “the residential conversion has been carefully designed to minimize the external visual impact on the existing historic building” and that “the existing door openings that are proposed to be infilled externally, have been retained in an open position, with a

glazed screen set within the existing reveals behind the existing historic door to retain the external aesthetics of the building, whilst providing necessary natural light into the rooms". Furthermore, that that "to the east elevation a simple lightweight glazed link extension is proposed to allow circulation around the existing stable range and a link to the external elevation. The glazed link allows views through the structure to the simple historic brickwork behind, reducing the impact of the extension and maintaining the visual architecture to that elevation" and that "no rooflights are proposed to the main complexes, in order to maintain the agricultural styling of the buildings".

- 7.10 With regard to internal alterations the HIA states that "internally the residential units have been designed to accommodate the existing and largely historic rooms and partitions, this has resulted in some rather unorthodox room sizes and shapes, which add to the unique nature of these buildings" and that "the majority of the historic stall partitions and doors have been retained forming part of the room perimeter walling and where the partitions and/or doors have been removed, the aim is to reuse, where possible, within the building or the external amenity space in order to maintain the continuity of the site". Furthermore, that "the new partitions are of lightweight construction, complete with the retention and re-use of the historic timber boarding and stall partitions wherever possible" and that "the existing staircases within the kennel and stable complexes have been carefully considered and retained where possible, in their original location, with new staircases being of sensitive design and location".
- 7.11 Externally, to the building envelope and roofs there is to be little alteration. All chimneystacks are to be retained and there are to be no new openings formed and no rooflights. Windows and doors are generally to be retained and repaired. In some instances, existing openings with boarded doors are to be glazed. The diamond lattice metal windows to the kennels are to be formed into shutters with double-glazed new window frames behind.
- 7.12 The alterations to the exterior of the buildings are considered to be minimal and generally acceptable. The alterations will not result in harm to the overall character and appearance of the building complex, subject to approval of details by planning condition.
- 7.13 Internally, five doorways are to be blocked (to separate the proposed units). All of the existing staircases are to be retained as part of the conversion proposals. This is a positive proposal and will retain these historic elements in-situ. A new internal staircase is to be installed into the ground floor of Unit 3 with the proposed alterations set out on a unit-by-unit basis in the submitted Design and Access Statement.
- 7.14 The application proposes to retain the majority of the historic stall partitions and doors. Some modern stalls are proposed to be removed and those that are to be retained are to serve as habitable rooms for the proposed dwellings (for example, kitchens, bedrooms). Proposed works to ceilings, walls and floors are set out in the submitted Design & Access Statement.
- 7.15 The conversion of stables and kennels to domestic spaces will inevitably result in change to the character of the buildings (as is the case with many conversions from non-domestic uses). However, the proposed retention of many of the key features of the interiors of the stable/kennel buildings is a positive proposal and will retain significance & heritage value to the conversion scheme.
- 7.16 Sections 16(2) and 66(1) of the 1990 Act require that when considering whether to grant Listed Building Consent/Planning Permission for any works/development affecting a listed building, or its setting, special regard must be had to the desirability of preserving or enhancing the building, or its setting, or any features of architectural or historic interest it possesses. Furthermore, Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation.

- 7.17 Overall, the proposed alterations to the building complex are the minimal and will not result in harm the significance, character and appearance of the listed buildings. Internally the proposed use will result in a change in character, however the internal alterations have retained existing spatial volumes and the existing plan form and layout as far as possible. Therefore, the significance of the original plan form and layout will be retained and read. The proposed conversion taken as a whole would conserve the significance of the buildings.
- 7.18 To the north of the main complex is an isolated building known as the Whelping Lodge. This appears to be of early 20th century date. It is a relatively plain and diminutive building in its landscape setting. It is proposed to erect a single-storey extension to the side elevation and convert the building to a two-bedroom dwelling. Initially there were concerns about the proposed extension and conversion details. However, amended plans have been received showing a simple lean-to extension, appropriate openings and the roof lights moved to the rear elevation. Furthermore, the parking area and access track has been amended to minimise visual impact. The amended plans are acceptable and would not harm the character of the building or the setting of the listed buildings.
- 7.19 Finally, it is proposed to close the existing access and create a new access to the north in the interests of highway safety. The existing access has very poor visibility onto the A515 with the proposed access providing improved visibility splays for occupants of the development. This is a public benefit. There is no objection to the proposed limestone track as shown on the amended plans which would reflect the character of the area nor the proposed closure of the existing access which would appear as verge and still readable as a former access.
- 7.20 It is therefore concluded that the works will conserve the significance of the affected listed buildings.
- 7.21 The application is therefore recommended for approval subject to the imposition of planning conditions.

8.0 RECOMMENDATION

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

This is a statutory period which is specified in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions:

Location Plan – LP01 Rev B
Proposed Site Plan – PSP01 Rev C
Proposed Block Plan – PBP01

Proposed Unit 01 + 02 – PP01 Rev B
Proposed Unit 03 – PP03 Rev B
Proposed Unit 04 + Communal – PP04 Rev A
Proposed Unit 05 – PP05 – Rev B
Proposed Unit 06 – PP06

Proposed Details 02 – PD02
Stables Proposed Plans and Elevations – PPSA
Room Schedule Stables Unit 01 – 06 – Issue 02

Proposed Unit 07 + 08 - PPK01 – Rev A
Proposed Details – PD01 Rev A
Room Schedule Kennels and Whelping Lodge Unit 07 – 09 – Issue 02

Proposed Unit 09 (Whelping Lodge) – PPW01 Rev C

Reason:

For clarity and the avoidance of doubt and in the interests of the proper planning of the area.

3. A. No works shall take place until a Written Scheme of Investigation for historic building recording has been submitted to and approved in writing by the Local Planning Authority, until all on-site elements of the approved scheme have been completed, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and
 1. The programme and methodology of site investigation and recording;
 2. The programme and provision for post-investigation analysis and reporting;
 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 4. Provision to be made for archive deposition of the analysis and records of the site investigation; and
 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

B. No works shall take place other than in accordance with the Written Scheme of Investigation for historic building recording approved under part A.

Reason:

To ensure that any archaeological significance associated with the buildings is appropriately recorded in accordance with the National Planning Policy Framework.

4. The conversion shall be carried out within the shell of the existing buildings only, with any rebuilding or demolition limited to that specifically shown on the approved plans.

Reason:

To ensure that the works conserves the character of the buildings and their setting.

5. Notwithstanding the approved plans, prior to installation / construction the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - a) new and replacement windows, doors, rooflights, shutters and secondary glazing including construction details, recess, finish and furniture;
 - b) roof materials including sample;
 - c) new or replacement brickwork or stonework including sample and mortar specification for all new or replacement walling or re-pointing;
 - d) timber cladding including construction details and finish;

- e) new and replacement rainwater goods including construction details, materials and finish;
- f) vents, soil vent pipes, grilles or meter boxes;
- g) works to floors including, excavation, levels, construction and finish;
- h) works to walls and ceilings including insulation, boarding, sections and finish;
- i) new staircases including, construction details, materials and finish;
- j) works to block internal doorways or permanently fix internal doors including methodology, construction and finish.

The works shall not be carried out other than in accordance with the approved details.

Reason:

To ensure that the works conserves the significance of the buildings and their setting.

9.0 NOTES TO APPLICANT:

The Local Planning Authority has provided pre-application advice and discussed the merits of the application with the applicant during the course of the application and requested amended plans.