

69530 – Walshaw Hall, Bradshaw Road, Walshaw.

Conversion of care home (Class C2) to 19 no. residential apartments (Class C3) with associated facilities and internal and external alterations.

Walshaw Hall is considered to be a Non-Designated Heritage Asset (NDHA). It is not within a conservation area.

Paragraph 209 of the National Planning Policy Framework (NPPF) states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

A site visit revealed the building still retains original internal ground floor historic fixtures, fittings, decorative architectural details in the Arts & Crafts style, wood panelling and carved wooden fireplaces with high quality inlaid marquetry. The carved fireplaces are potentially older than the Hall and as such may have a greater significance than can be currently understood. Externally the architecture is in the stone constructed Tudor Revival style. Internally, the upper floors of the Hall have been extensively altered and modernised for its previous use as a care home.

In saying that the original proposed subdivision of the dining hall, addition of a mezzanine floor and removal of the fireplaces, whether or not they are relocated elsewhere, at this time potentially represented a considerable harm and loss of architectural and aesthetic value which currently cannot be supported in terms of heritage conservation.

In view of this the Council issued a Building Preservation Notice (BPN) which from the date of service, for 6 months, gives the same level of protection as though the building was listed, requiring listed building consent to applied for the proposed internal alterations, which would ordinarily have been permitted development, whilst the Secretary of State for the Department for Culture, Media and Sport (DCMS) considers any recommendation made by Historic England. A condition of the BPN is that the Council applies to Historic England for formal Listing which was made at the time the BPN was issued.

The recommendation from Historic England to DCMS was the building should not be added to the national list for the reasons of it having been substantially altered at upper floor levels the remaining internal features at ground floor being not of sufficient quality and no known national historic associations. However it was concluded the building is good but lacks the high level of distinction and overall level of survival of other listed examples, its interest lies at local rather than national level. The Local Planning Authority is in agreement with this final assessment.

As such the building reverts back to its original status as Non-Designated Heritage Asset.

The applicant has submitted a revised scheme which removes the proposed mezzanine floor, does not involve the subdivision of the dining room area, and retains in situ of fixtures, fittings and architectural features of historic interest throughout the ground floor.

The proposal, whilst having a direct impact on the building as a NDHA it would not be of a scale that would represent harm or loss of significance of the NDHA. As such the proposal would comply with the aims of paragraph 209 of the National Planning Policy Framework.

Mark Kilby

Conservation Officer

7/3/24