

70213 – Planning Application - Conversion of existing public house to 5 no. apartments and erection of 3 no. terraced houses on existing car park.

The impact of the proposed conversion of the former Lord Raglan public house as a listed building has been commented on under the listed building consent application for its conversion - 70214.

The previous application for 4 No. terraced dwellings was refused under 65428. This re-submission is for 3 No. terraced dwellings.

The proposed row of 3 terraced houses have been reduced in height by approximately 3m in relation to the Lord Raglan public house. They are proposed to be set down below the level of the made car parking level however it is still considered by virtue of their size, scale, bulk and massing would dominate views of the listed Lord Raglan and in how the building is experienced in its setting and how it would be viewed from further distances north along Walmersley Old Road. The proposed siting of the three dwellings would require a significant engineering operation at the side of Walmersley Old Road creating an inorganic linear development which would be at odds with the topography of the surrounding land and the rest of dwellings at Nangreaves Village fronting Walmersley Old Road. The setting of the of the listed row of 19th century cottages at 13-28 Mount Pleasant would also be harmed by the proposed terrace by virtue of what would be their prominent position interrupting views in and out of the conservation area, especially when moving south along Walmersley Old Road towards the application site.

The design of the proposed terrace is also inappropriate, with alien features such as bin storage, parking and access stairways to the front of the properties and non-historic fenestration patterns and proportions and Juliet Balconies to the rear elevation. Notwithstanding the harm to the setting of the Lord Raglan and 13-28 Mount Pleasant. This design concept, form and layout does not have the level of architectural historicism required to at least preserve the character and appearance of the conservation area.

The proposed terrace would represent harm to the setting of the listed building identified and would not preserve or enhance the character or appearance of the conservation area. The proposal represents less than substantial harm and as such a clear and convincing justification and public benefit should be advanced in order to allow that harm. The applicant has suggested the loss of the car park, being a negative contributor would be a public benefit. Paragraph 205 requires great weight to be given to an asset's conservation.

In conclusion the siting, size, scale and appearance of the proposal within the conservation area cannot be supported in heritage conservation terms.

Conservation Officer

5/6/24