

22/00084/LBC
NON MAJOR

Harlaston (Packington) Ltd

PATTINGHAM & PATSHULL
Councillor T Mason

Patshull Park Hotel Golf And Country Club Patshull Park Burnhill Green WV6 7HR

Demolition of the modern hotel extensions and removal of hard standing car parking, retention and resetting of the Grade II* listed Temple and siting of 62 lodges, construction of Central Facilities Building (CFB) and associated access, parking and servicing.

Pre-commencement conditions required:	Pre-commencement conditions Agreed	Agreed Extension of Time until
n/a	n/a	28 April 2023

Date of site visit – 7th September 2022

1. SITE DESCRIPTION AND APPLICATION DETAILS

1.1 Site Description

1.1.1 The site lies in an isolated rural area to the south of the A464 and the A41, and the nearest settlement is Pattingham to the east. It has a rural setting including lakes, which is the landscaped parkland of Patshull Hall, which is Grade I Listed. The land around Patshull Hall was formed into formal gardens and pleasure grounds in the late 17C and was altered in each century since, including by Capability Brown. This extends to 183 hectares and lies within a Grade II designated Historic Landscape Area and are registered as Historic Parks and Gardens by English Heritage for their special historic interest.

1.1.2 The western branch of Patshull Hall's Y shaped Great Pool had a Doric temple (the listed building) built on the bank of the southern tip in the mid 18th Century. Brick wings were added to this around 1840 and in 1980 it was incorporated as part of a hotel, now known as Patshull Park Hotel, which has a total site of 1.8 hectares. Part of the Historic parkland surrounding the hotel is a golf course which is now redundant. The hotel consists of 49 en-suite bedrooms, swimming pool, gym, beauty salon, conference facilities for 250, a restaurant, a bar, lounge and seminar rooms. The hotel also has a wedding licence and there are 200 parking spaces. The site was closed some time ago around the start of the covid-19 lockdown in 2019.

1.2 SITE HISTORY

Planning Applications

00/01130/FUL Greenkeepers facilities **Approve Subject to Conditions** 20th December 2000
01/01034/LBC Relocation of Grade 2 listed wall, gate piers and gates to boundary of Patshull Hall and Hack Cottage **Approve Subject to Conditions** 20th December 2001
01/01237/FUL Extension to gymnasium at first floor level over balcony and alterations **Approve Subject to Conditions** 9th January 2002
01/01238/LBC Extension to gymnasium at first floor level over balcony and alterations **Approve Subject to Conditions** 9th January 2002
01/01263/FUL Use of existing escape staircase to create 2 meeting rooms and new external escape staircase **Approve** 9th January 2002
01/01264/LBC Change of use of escape staircase to create 2 meeting rooms with new external escape staircase **Approve** 9th January 2002

76/00981 Amenity Centre **Approve Subject to Conditions** 19th January 1978
76/00982 Recreational
77/00047 Recreational **Approve Subject to Conditions** 19th January 1978
96/00951 Irrigation Lagoon And Realignment Of Track **Approve Subject to Conditions** 18th February 1997
87/01149 Conversion Of Courtyard To Functions Room Office And Store **Approve Subject to Conditions** 7th April 1988
87/00673 Erection Of Bedroom Block **Approve Subject to Conditions** 14th November 1987
85/01055/FUL Extensions To Hotel To Provide Bedroom And Recreational Facilities **Approve Subject to Conditions** 16th June 1986
96/00021/LBC Removal Of Glazed Screen And Erection Of Wall To Form Meeting Room **Approve Subject to Conditions** 10th September 1996
78/01408 Golf Course Storm Shelter And Associated Toilets For Occasional Use **Approve Subject to Conditions** 6th December 1978
76/00981/COU Change Of Use for recreational/sporting activities **Approve Subject to Conditions** 19th January 1978
81/00535 Erection Of Buildings In Connection With The Use Of The Land As A Recreational Centre **Withdrawn** 28th January 1981
97/00273 Sewage Treatment Plant **Approve Subject to Conditions** 10th June 1997
97/00987 Pump House For Irrigation Lagoon For Golf Course **Approve Subject to Conditions** 6th January 1998
76/00982 The Erection Of Buildings In Connection With The Use Of Land As Part Of An Amenity Centre For Recreational And Sporting Activities 19th January 1977
77/00047 Erection of buildings in connection with new use of land as recreational/sporting centre 12th October 1977
88/00885 Extension To Form 4 Additional Bedrooms **Withdrawn** 11th April 1989
89/00566 4 Bedroom Extension 14th November 1987
90/00342 Erection Of Golf Clubhouse Ancillary Buildings And Car Parking **Approve Subject to Conditions** 24th April 1990
04/00183/FUL Retention of 4 shallow fairway bunkers on current holes of golf course **Approve** 26th May 2004
86/00001/LBC Extensions To Hotel To Provide Bedroom And Recreational Facilities **Approve Subject to Conditions** 16th June 1986
87/00032/LBC Erection Of Bedroom Block
87/00045/LBC Conversion Of Courtyard To Functions Room Office And Store
88/00033/LBC Extension to form 4 additional bedrooms **Approve Subject to Conditions**
89/00021/LBC 4 bedroom extension **Approve Subject to Conditions**
83/00044/ADV Advance Sign **Withdrawn** 15th November 2018
11/00319/FUL Extension to provide 18 new, en-suite guest bedrooms [revival of 673/87] **Refuse** 13th June 2011
11/01018/FUL 16-bedroom extension [revival of 673/87] [resubmission of 11/00319/FUL] **Approve Subject to Conditions** 2nd February 2012
12/00064/LBC 16-bedroom extension to existing hotel complex **Approve Subject to Conditions** 12th March 2012
12/00064/COND Discharge of condition nos: 3 (12/00064/LBC) 5th December 2014
11/01018/COND Discharge of conditions nos 3 (11/01018/FUL) 19th November 2014
22/00083/FUL Demolition of the modern hotel extensions and removal of hard standing car parking, retention and resetting of the Grade II* listed Temple and siting of 62 lodges, construction of Central Facilities Building (CFB) and associated access, parking and servicing.
22/00084/LBC Removal of modern hotel to provide for the retention and resetting of the Grade II* listed Temple

1.3 Pre-apps

21/00024/PREAPP Siting of 133 holiday lodges and the demolition and re-development of Patshull Park Hotel, including a new facilities and spa building and the restoration of the temple and re-instatement of the historical park and grounds – unacceptable 23rd March 2021

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 This application seeks Listed Building Consent and is submitted alongside full planning application Reference. 22/00083/FUL for the demolition of the modern hotel extensions and removal of hard standing car parking, retention of the listed Temple, siting of holiday lodges and construction of new Boathouse Central Facilities Building, including associated access, parking and servicing.

2.1.2 The full application, as amended, will see the erection of 62 ‘lodges’ spread across the northern half of the existing golf course, beyond the site of the existing hotel, terminating at the southerly side of the Great Pool. If that permission is not granted, it is considered a demolition notification would be needed for the hotel’s removal. This has not been considered at this stage, no such application has been made and it should not prevent the determination of this consent.

2.2 Applicants Submission

2.2.1 The following documents have been submitted:

- Heritage statement
- Planning statement
- Various Updated and addendums to existing reports to address amendments to the scheme and consultee comments

3. POLICY

Within the West Midlands Green Belt, Registered Park and Garden and various listed properties (Designated Heritage Assets) multiple protected trees

3.1 Core Strategy

Core Policy 1: The Spatial Strategy

Core Policy 2: Protecting and Enhancing the Natural and Historic Environment

Policy EQ3: Conservation, Preservation and Protection of Heritage Assets

3.2 National Planning Policy Framework [NPPF] – to be read as a whole, but specifically:

Conserving and protecting the Historic environment

4. CONSULTATION RESPONSES

Site Notice Expires	Press Notice Expires
23 March 2022	5 April 2022

The Garden Trust (received 16 March 2022) Thank you for consulting The Gardens Trust (TGT) in its role as Statutory Consultee over proposed development affecting Patshull Park a site included at grade II on the Historic England Register of Parks and Gardens. Staffordshire Gardens and Parks Trust (SGPT) is a member organisation of TGT and works in partnership with it concerning the protection and conservation of registered sites. SGPT is authorised to respond on behalf of both Trusts in respect of planning consultations.

The Trusts consider that the application description for 22/00084/LBC is invalid and much of the supporting information is irrelevant. The proposals relating to erection of new chalets, boathouse facility, car parking etc are outwith the scope of listed building legislation and should be deleted from this application which should relate solely to the works of demolition. The application description should be reworded and only information relevant to consideration of the demolition works included in the revised submission. To save delay we are submitting our comments as if the application papers had been amended.

Patshull Park is listed grade II on the Historic England register of Historic Parks and Gardens and lies within the South Staffordshire Green Belt. It extends over 500 hectares and encompasses the grade II* listed Patshull Hall and St Mary's Church and a designed landscape around the Y shaped lakes comprising Great Pool and Church Pool. The historic landscape appears to have originated in the 17th century in the Pleasure Grounds around the Hall and to have been extended southwards from the 1760s when the two pools were either extended or remodelled. Although no plans are known to survive the mid 18th century work is thought to have been influenced by Lancelot "Capability" Brown who is known to have provided a "general plan for the place". The design of the lakes is very characteristic of Brown's work.

The Temple appears to be contemporary with the mid 18th century remodelling of the park and is possibly to the design of James Gibbs, a leading architect of the period and with whom Brown worked at Chillington and Weston parks. Originally a small garden ornament overlooking the Great Pool the building was enlarged at the rear in the mid 19th century to form a staff cottage. It was again extended in the latter part of the 20th century by the attachment of a sprawling hotel range to which it became a diminutive classical style "porch". What remains of its setting has been diminished by construction of a large tarmacadam car park alongside. The hotel extension is of no intrinsic architectural merit is out of scale with and overwhelms the 18th century structure causing serious harm to the significance of the grade II* heritage asset and its setting in the RPG.

The Trusts have no objection in principle to the proposed demolition of the modern hotel extensions to the rear of the grade II* listed temple. The careful demolition of these additions will better reveal the significance of the original building and its place in the parkland and is fully supported.

It is unfortunate, however, that the application does not contain any proposals for removal of modern interventions to the temple (for example the fully glazed frontage), any conservative repair to its historic fabric, provision for remediation of scarred fabric after demolition of the extensions nor for its future use and upkeep. Further information on these matters should be obtained before determination of the application.

Historic England (received 7 June 2022)

Having considered all the submitted information we continue to be unable to support either the original or revised proposals on heritage grounds. Regardless of the revised masterplan, we continue to consider that the proposals are far too intensive, and would harm the significance of the Patshull Historic Park and Garden and as such the setting of Patshull Hall, the significance of the listed Temple and its setting, and the approach and context of the listed Church of St Mary. We therefore refer you to the content and recommendations of our previous letter.

Original Response received 11 March 2022

The Patshull estate is of some considerable pedigree. Built for the honourable Sir John Astley between 1754 and 1758, the impressive Patshull Hall was designed by one of the preeminent architects of the day James Gibbs, and is set within grounds laid out by the great landscaper

Lancelot 'Capability' Brown for Sir George Pigot on his return as Governor of Madras for the East India Company.

Reflective of this considerable architectural and historic importance and notable associations, this extremely fine country house is listed Grade I. Only 2.5% of all listed buildings warrant this highest of statutory grades.

The surrounding estate boasts all the hallmarks of a Brown landscape with its formal pleasure grounds awash with separately listed garden features and structures, not one but two feature lakes including the expansive Great Pool, and sweeping parkland crisscrossed with riding and carriageway routes, affording set views and vistas to amuse and delight.

As such the surrounding landscape not only contributes positively to the significance of the Hall and its setting, it is also designated in its own right as a Grade II Registered Historic Park and Garden.

The application site is located to the south of the Hall across the Great Pool, and is flanked to the west by an important access route to both Patshull Hall and the Grade II* Church of St Mary. Although used more recently as a golf course and hotel complex the application site is still clearly perceived as part of the wider parkland landscape showcasing the prominently positioned Grade II* Temple folly.

The Patshull estate is therefore a complex and sensitive series of nationally important buildings, structures and integrated landscape. As such the proposed creation of 100 holiday lodges, a facilities building, parking, servicing etc requires the utmost deliberation.

With this in mind, we would refer you to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. As you are aware the Act requires that special regard be given to the desirability of preserving listed buildings and their settings.

Section 16 of the NPPF further highlights the need to fully understand the significance of a heritage asset in order to assess the impact, and potential harm, of new development. Local authorities are also instructed to identify and assess the particular significance of any heritage assets, including by development in their settings, to avoid or minimise any conflict.

Furthermore, there is an expectation within the NPPF that great weight be given to the conservation of a designated heritage asset, and any harm to, or loss of, that significance including from development within its setting, should require clear and convincing justification. Where harm does occur, this must be weighed against the public benefits of the proposals.

Section 12 of the NPPF is focused on achieving well-designed places, and states that planning decisions should ensure that development adds to the overall quality of an area; is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history including surrounding landscape setting, and establishes or maintains a strong sense of place. Development that is not well designed should be refused.

The application site occupies the southern section of the Patshull Hall parkland landscape, and is flanked to the west by an important access route to Patshull Hall, and the Grade II* Church of St Mary. Within the site is the 18th century, Grade II* Temple folly, and an early 19th century boathouse which is listed Grade II. We also note from the application that there is evidence of potential remains of a road of at least mid-18th century and a ride of at least early 19th century.

Follies, such as the classically inspired 18th century Doric Temple (possibly designed by Gibbs), were key features of such grand designed landscapes. These picturesque, extravagant architectural features were intended to be focal points of interest generating curiosity and delight, to be glimpsed across the lake or come up 'by chance' on walks and rides through the parkland grounds. Often, as is the Temple they are elevated, and were intended to be seen in splendid isolation. From the evidence found of the former circulation routes, and the historic maps, it is clear that the Temple and this part of the parkland, was an important part of the designed landscape.

Therefore, whilst we welcome the removal of the late 20th century hotel accretions from the Temple, we do not agree that the proposed swathe of lodges, extensive car parking, access roads and large central facilities building would be 'highly beneficial' as suggested by the Historic Building Assessment.

Clearly the hotel complex and golf course has resulted in some change to this area of the park. However, as noted within the Historic Building Assessment much of the character and appearance of the former parkland landscape is retained. The introduction of such extensive development would severely compromise the existing open, green landscape, resulting in a far more intensive, built character. As such this would not only dramatically impact upon the registered park and garden, but would also harm the significance of the associated listed buildings and their setting.

We therefore consider that the current proposals would harm the significance of the Patshull Historic Park and Garden and as such the setting of Patshull Hall, the significance of the listed Temple and its setting, and the approach and context of the listed Church of St Mary.

No clear and convincing justification has been provided within the application and, in our view, there are limited heritage benefits to offset the harm identified. As required by the NPPF, it is necessary to weigh any harm identified against the public benefits of the proposals. Clearly this is the role of your authority. However, we would emphasize that this should be a very high bar.

Given that the application site is an existing golf course and hotel complex Historic England is not opposed to the principle of some further development. However, we are concerned that the current proposals are far too intensive. Additional analysis and understanding of the contribution of the application site to the wider parkland, the kinetic experience of the landscape from the historic routes and rides, and the relationship of the Temple to views and vistas from the pleasure grounds and Great Pool would be helpful in formulating any future proposals for this important site. Any future scheme should also consider the reinstatement and celebration of the historic circulation routes through the parkland.

Conservation Officer (received 7 June 2022) Amendments have been made to the proposed scheme following previous comments. However, based upon the changes made there are still concerns with the proposed development, which shouldn't be supported in heritage terms.

Whilst the scheme will result in the listed Temple building being separated from the current hotel complex, the other changes proposed will cause harm to the setting of the Temple, the Grade II listed boathouse and the parkland surroundings in general.

It is acknowledged that the lodges have been moved further from the Temple, however they will be still clearly visible within its context. The benefit of removing the modern structures from the temple is counteracted by the significant harm caused to its wider setting. There are still other large structures being built close to the lake to the south of the temple which will have a detrimental impact upon its setting.

There are still significant conservation concerns with regards to the proposed impact of the development in terms of the numerous significant heritage assets. Based upon this I cannot support the application which creates less than substantial harm (be it at the higher end of the spectrum) to significant heritage assets, without providing the heritage related public benefits to outweigh this harm.

Original Response received 22 March 2022

The application is for works to a Grade II* listed building located within a registered park. There are serious conservation concerns with the proposed level and form of development. The site is a significant area of parkland associated with the Grade I listed Patshull Hall, and forms part of the approach to the Grade II* listed Church of St. Mary (now within the ownership of the Churches Conservation Trust). The connection between this area of parkland and the hall itself is picked up on within the list description for the registered park (Grade II);

“A drive from a lodge on Patshull Road, south of the house, leads across the park, over the dam which divides Church Pool from The Great Pool, and enters the forecourt from the west side.”

The proposed works would see the bulk of the un-sympathetic modern hotel building being removed from the existing Grade II* listed building. I would concur with the comments made by Historic England;

“Therefore, whilst we welcome the removal of the late 20th century hotel accretions from the Temple, we do not agree that the proposed swathe of lodges, extensive car parking, access roads and large central facilities building would be ‘highly beneficial’ as suggested by the Historic Building Assessment.”

Whilst the temple will become an independent structure again, it will still not sit as a prominent feature within the landscape. The addition of a large contemporary building close to the waters edge will draw focus away from the temple. The lodges will also visually clutter the landscape and place the temple within a developed setting as opposed to an open landscape setting, this will further erode its significance.

As well as the application for the works to the temple building, the application is for the location of 100 lodges within the parkland. Whilst this has been modified in the later C20 by the conversion of the site to form a golf course, this remains an open landscape, the addition of a large number of lodge style structures into the landscape will have a detrimental impact upon this character.

As well as the impact upon the setting of the Grade II* listed temple, the impact of the proposed scheme upon the setting of the Grade II listed boathouse will need to be taken into consideration. The boathouse itself is built into the bank of the lake and is only visible from the water as a low stone wall and archway for the boat to enter. This has been designed specifically in the early C19 in order to minimise the visual impact of the structure upon the temple whilst still allowing it to be accessed from the lake.

Due to the level of impact from the proposed scheme upon numerous heritage assets, the application cannot be supported in this form.

Shropshire Council [Conservation] received 27 April 2022

The proposal affects the historic curtilage of Patshull Hall which is grade I listed (dating from the 1730s) and lies within the Patshull Hall registered Park and Garden that is grade II listed. The Hall is accompanied by other associated historic structures that are listed in their own right including The Temple (grade II*), the Boathouse (grade II listed) and flanking ranges (Grade II* listed). These heritage asset predominantly lie within South Staffordshire District, though some heritage

assets lie to the north (as part of the principal north entrance) and south-west within Shropshire including part of the registered Park and Garden, the Walled Garden (grade II listed structures) and Badger Conservation Area that contains other heritage assets including the Badger Dingle Registered Park and Garden designation (grade II listed). In considering the proposal due regard to the following local and national policies and guidance has been taken, when applicable: policies CS5, CS6 and CS17 of the Core Strategy and policies MD2 and MD13 of SAMDev, along with emerging policies SP1 and DP23 of the Submission Local Plan, and with national policies and guidance, National Planning Policy Framework (NPPF) revised and published in July 2021 and the relevant Planning Practice Guidance. Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended). These comments are in relation to a dual application submitted to South Staffordshire District Council (22/00083/FUL & 22/00084/LBC), where having discussed this proposal with the SSDC Conservation Officer, mainly considers that of the proposed lodges (planning application) that may have a potential impact on heritage assets that lie within Shropshire. The Patshull Hall Registered Park and Garden is significant being designed by Capability Brown during the 1770s, a renowned landscape architect. The proposal is considerable consisting of 100 holiday lodges that given such quantum would have a significant impact upon the Registered Park and Garden as well as potentially other heritage assets and their respective settings. The submitted Heritage Impact Assessment has been considered where it states that there would be 'no harm' to the Patshull Registered Park and Garden, Temple and Boathouse. SC Conservation would question this view where that shall be some inevitable impact especially to the Registered Park and Garden and that the HIA contains little evidence to prove that there is no intervisibility with the other heritage assets, such as through photographic evidence to confirm such assumptions. Assessment of other heritage assets such as the Badger Conservation Area is absent, whilst that existing tree cover may limit intervisibility, the HIA should confirm this. Whilst the lodges may consist of a sensitive design, there is considerable concern (as per many of these type of proposals) with regards to the other accompanying infrastructure that is required such as parking, service buildings, electricity substations etc that would also have a potential considerable visual impact and would not have a high degree of reversibility. Whilst it is acknowledged that the late twentieth century golf course would have had some inevitable impact upon the historic designed landscape, it is therefore imperative that the remaining historic landscape is not further compromised/harmed. Overall there is objection to the proposal where it is considered to be contrary to paragraphs 197 and 202 of the NPPF, policies CS6 and CS17 of the Core Strategy, policies MD2 and MD13 of SAMDev and emerging policy DP23 of the Submission Local Plan. With regards to paragraph 202 of the NPPF, it is considered that the proposal consists of 'less than substantial harm' on the upper end of the scale, where it is considered that there would be 'negligible' public benefit such as local businesses benefitting from footfall/tourism benefits etc.

Archaeology (received 22 March 22)

It is noted that the South Staffordshire Council Conservation Officer has been consulted regarding the direct and indirect impact of the proposals on the designated heritage assets in the area, such as the Grade II* listed temple folly building and Patshull Park itself which is a Grade II listed registered park and garden, and that Historic England and relevant statutory consultees, such as the Garden History Society, have provided detailed comment, and indeed raised very strong concerns about the impact of the proposals on the significance of Rural County (Environmental Advice) Staffordshire County Council 1 Staffordshire Place Tipping Street Stafford ST16 2DH Telephone: (01785) 276580 Email: shane.kelleher@staffordshire.gov.uk Please ask for: Mr. Shane Kelleher 22 March 2022 FAO Lucy Duffy Development Management Team, South Staffordshire Council, Wolverhampton Road, Codsall, South Staffordshire Our Ref: HoEC/EC3210/SS/SK/CST8495 Your Ref: 22/00083/FUL & 22/00084/LBC these nationally significant heritage assets, and as such our response will focus on the potential archaeological impact (above and below ground) of the proposals. We are happy to defer to the knowledge and

experience of the Conservation Officer and Historic England on these matters and to strongly support their advice and conclusions.

Recommend conditions should planning permission be granted:

- A) "Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.
- B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."

5. APPRAISAL

The application is being heard at Planning Committee at the request of Councillor Mason who considers the circumstances advanced as part of the planning balance for the associated application 22/000083/FUL should be given full consideration by Members.

5.1 Key Issues

- Principle of development
- Impact on the Heritage Asset

5.2 Principle of development

5.2.1 The Temple is a Grade II* Listed building and therefore any proposal should not cause any undue harm to the Heritage Asset.

5.3 Impact on the Heritage Asset

5.3.1 Members will have to have regard to the statutory duty set out in Planning (Listed Buildings and Conservation Areas) Act 1990 that requires that special regard be given to the desirability of preserving listed buildings and their settings.

5.3.2 Local Plan policy EQ3 states that the Council will consider the significance of all proposed works to heritage assets, informed by relevant guidance that is supported by Historic England.

5.3.3 The Council will consider the significance and setting of all proposed works to heritage assets, informed by relevant guidance that is supported by English Heritage. In addition the following principles will be adhered to:

- minimising the loss and disturbance of historic materials
- using appropriate materials, and
- ensuring alterations are reversible

5.3.4 Section 16 of the NPPF states that when determining planning applications LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and an appropriate assessment should be submitted in support.

5.3.5 Paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.3.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.3.7 There is a significant lack of supporting information submitted with this application in order to properly assess the impact the removal of the hotel would have on the fabric of the Listed Building and therefore the application is contrary to Policy EQ3 and the aforementioned guidance contained within the NPPF

6. CONCLUSIONS

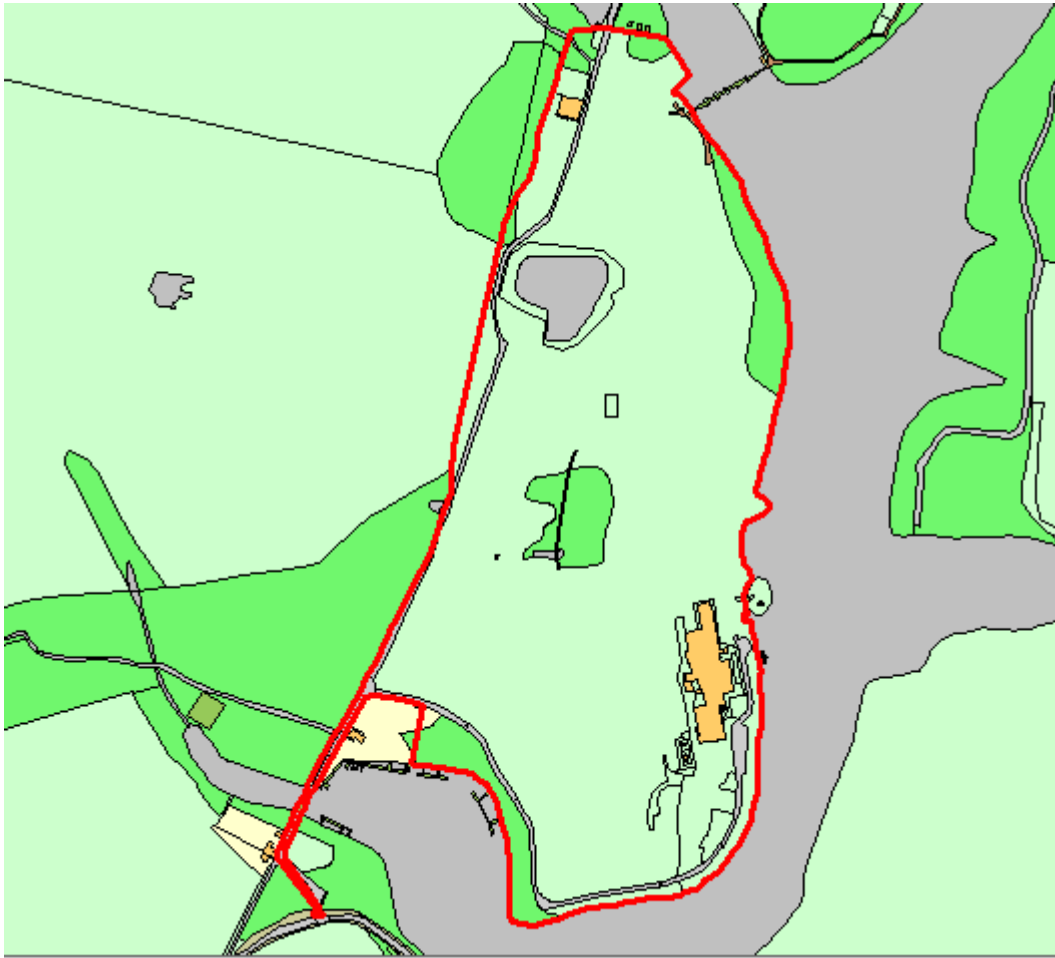
6.1 There is insufficient information contained within the application in order to properly consider the affect the proposal will have on the fabric of the Grade II* listed building. I therefore recommend the application for refusal.

7. RECOMMENDATION - REFUSE

Reasons

1. There is insufficient information contained within the application in order to properly consider the affect the proposal will have on the fabric of the listed building, contrary to Policy EQ3 of the Local Plan.

Proactive Statement -The Local Planning Authority has worked in a positive and proactive manner in accord with National Planning Policy Framework 2021, paragraph 38, by attempting to seek solutions with the applicant to problems associated with the application. A solution could not be found and so the development fails both with regards to the NPPF and the adopted Core Strategy 2012.



Patshull Park Hotel Golf And Country Club, Patshull Park, Burnhill Green WV6 7HR