

- The eastern extent of the site includes the grass lawn (referred to as Garrow Hill) and the following buildings within this area - Unlisted nos.113, and 115 (Catherine House) Heslington Road, Garrow House (Grade II listed) and 26 Green Dykes Lane positioned in the far north-east corner of the site.
- The site also includes the sloping overgrown and grassed land (Garrow Bank) which lies on the eastern side of Heslington Road where the road becomes car free and leads to the university campus.

1.2 The application differs from companion full planning application 22/02257/FULM as Listed Building Consent is not required for new build houses on the eastern extent of the site. Listed Building Consent is sought for

2.0 POLICY CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990

2.1 Sections 66(1) and 72(1) require that special regard shall be had to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

The National Planning Policy Framework (NPPF)

2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It must be taken into account in preparing the development plan and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development. To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways.

2.3 The main relevant NPPF section is 16 Conserving and enhancing the historic environment – which explains the process in determining applications which may cause harm to designated heritage assets.

Draft Local Plan 2018 (DLP 2018)

2.4 The DLP 2018 has been submitted for examination and carries weight in accordance with NPPF paragraph 49, which requires taking into account the stage of the emerging plan (the more advanced, the greater weight); the extent to which there are unresolved objections to relevant policies; degree of consistency with the NPPF.

2.5 Following the phase 5 hearing session, the Inspectors have written to the Council regarding gypsy and traveller provision. In respect of this matter alone the plan is due to be subject to further modification and consultation.

2.6 Key relevant draft local plan policies

D5 Listed Buildings

3.0 CONSULTATIONS

Design and Conservation

Object to the architectural approach to redevelopment of West Villa.

3.1 Farmyard buildings – no objection to the amended proposals.

3.2 West Villa - support a faithful reinstatement of the lost character and charm of the oldest part of West Villa (the corner). If done well, this will be a vast improvement on the current building and will better reveal its significance. There was agreement (with Historic England) that if this were done, then the “ends” of the building could be replaced, and these could be of a more contemporary design. Officers preference was new elements be a modern interpretation of what has been

lost. However, the current proposals do not sufficiently reflect the spirit of the original building, and are too independent of it, so they appear uncomfortable and detract from the original design intention. Officer note: the alternative architectural approach continues to be proposed as this was encouraged by Historic England in design meetings. In response to this approach, CYC design and conservation advice was that it is unsuitable. The 2-storey flat roof approach will appear uncomfortable sat between West Villa and Gentleman's Lodge, which are single storey pitched roof buildings.

3.11 Boiler House – following officer advice the proposed additional floor above the single storey boiler house was refined in design. The window proportions have been amended in accordance with officer comments. Officers still require detail (which could be a condition) to ensure the extension is suitably elegant in respect of the cladding – zinc standing seam – and its construction and have queried the need for the fire escape / rooftop access and the design of the associated glass balustrades.

Main building

3.3 Officers have not objected to the plan form and are aligned with historic England to this effect. A strategy document has been supplied to explain the intentions around improving energy efficiency, heating strategy and the fire strategy and officers are satisfied with these proposals. Officers regard there to be harm to significance due to any interventions to the roof (cutting into roofs to form terraces).

3.4 Estate fencing – preference was for any protective or boundary railings to be low and metal only, supplemented by planting if necessary. This was addressed in the May 2024 submission.

Design and Conservation – Landscape architect

3.5 Landscape masterplan - The proposed landscape masterplan retains/restores facilities that contribute to the special qualities of the grounds of The Retreat, including: Kitchen garden – growing gardens with outbuildings, orchard, memorial

rose garden, recreation and sporting facilities (though limited), perimeter exercise path, terrace, steps and main lawn to southern elevation, main lawn and beech trees to north elevation, grassland and access to Lamel Hill, a number of pavilions. Mechanisms to protect the longevity of suitable planting plans, the quality of the meadows, and the functional layout will need to be considered through a detailed planting plan and a long-term management plan.

External

Historic England

Support the application.

3.6 The complex is no longer suited to a health use; finding a new use to sustain its significance is crucially important. The proposals provide this, and although they require change and some harm to The Retreat, overall, their impact is considered very positive for the heritage significance of the site. The benefits of the scheme are considerable and decisively outweigh the harm. It is for the Council to consider whether the new build elements, which would cause a degree of harm to the historic environment, are justified.

Main complex

3.7 For the main building complex, the proposal is for removal of much of the unsympathetic accretions that have accumulated around the buildings. The loss of some of the corridors from the interiors is regrettable, as this is an important component of the original complex. However, the impact is minimised by being undertaken mainly in areas of lower heritage significance. Where it takes place in areas of higher sensitivity, mitigation has been sought through retaining their legibility within the layout. The proposal includes new elements such as balconies and terraces to create outdoor space for residents, and for extensions to the boiler building. Whilst these would disrupt the characteristic regular Georgian architecture, they have been done in a way that has sought to reduce impact on the fabric and character of the listed structures, minimising the impact.

Landscape

3.8 The submitted landscape masterplan outlines a positive approach to the extensive therapeutic landscape of The Retreat and responds to its significance. These proposals represent a positive enhancement of the significance of the therapeutic landscape through its restoration (particularly the repair of the rockery), maintenance and increased public access.

The Georgian Group

Recommended revisions before consent be granted (advice on Listed Building Consent application).

3.9 Welcome the proposals to renovate The Retreat for residential use and strongly welcome retention of the building's original and highly significant axial corridors which are integral to its historic planform, and which have great evidential and historical value.

3.10 Windows - insufficient information provided about the proposed exterior works; no appropriate window schedule has been submitted.

3.11 Balconies - significant concerns about the proposed introduction of balconies to the south elevation of the central block and wings. They intrude considerably on the original designed elevations. Recommend they be omitted from the scheme. Officer note – the proposed balconies have been reduced in extent and refined since the comments.

3.12 Parks and gardens - welcomes the proposals to restore the parks and gardens and particularly to reopen the original airing courts.

3.13 Garrow Hill House - concerns with the proposed internal reorganization including loss of chimney breasts and the loss of the veranda to be replaced with a balcony. Officer note – the revised scheme addresses these concerns.

The Gardens Trust

Overall support the scheme

3.14 It is apparent from the proposal that the developers understand the significance of the site and the importance of preserving it as far as is possible given the new uses of the buildings, the need for new buildings outside the registered park and garden, and the exigencies of maintenance and climate change. The application uses the extensive archive to good effect to reach an understanding of the landscape and the ways in which features in it altered during the Retreat's more than 200 years of operating as a hospital and as a refuge.

3.15 The proposals for layout can clearly be traced to the surviving landscape and to historic mapping. The proposals for use acknowledge the private nature of the site as a hospital, and the public nature of the site as an open hospital, welcoming visitors as part of its therapeutic regime and cultural approach to the normalisation of psychiatric illness. The proposals for planting (where they are described) reflect the exigencies of garden maintenance (volunteer gardeners, for example) and climate change.

3.16 Reservations are that there is not a single reference to Backhouses, who built the rock garden and probably also provided many of the trees. All three elements of the designed landscape at the Retreat – trees, daffodils and the rockery – require specialist appraisal. Backhouse rock gardens in particular are so precious that losing another would be akin to vandalism. Officer note – the rockery is being retained, as shown in the landscape masterplan and strategy which was issued in March 2024 following these comments.

4.0 REPRESENTATIONS

York Georgian Society

4.1 Support proposals in general.

- Gardens – would like to see increased public access.
- New build - No objection in principle but oppose the high density and inward facing nature of the layout and its limited relationship to the setting.

- Plan form (main building) - welcome the retention of staircases and corridor plans within the main block, although a reduction of communal spaces to create more units causes harm and reduces the likelihood for future appreciation of the interiors by the general public.
- Exterior (main building) - Amendments to the balconies and the roof terraces to reduce their aesthetic impact are positive, although object to the retention of private gardens for ground floor units, considering access to extensive communal gardens is provided.
- Internal work (main building) - Lack of detail relating to internal alterations, and concerns that the main block will be restored last in the phasing plan, have not been addressed in the revised proposals.

Conservation Areas Advisory Panel

4.2 Concerns over viability and costs for future residents associated with upkeep of the grounds. It was queried whether a trust could take on this responsibility. A lesser concern was the new buildings proposed.

5.0 APPRAISAL

Policy Context

5.1 Section 16 of the NPPF advises Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.2 In assessment of potential impact NPPF section 16 paragraph 205 explains that 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. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Significance

Retreat – listed buildings and registered gardens

5.3 The historic buildings at the core of the site are listed Grade II*. They include the original block of 1793-7 (raised in height in 1837 and 1839), additional wings and associated airing courts (1799 and 1803), L-shaped wings (1850s), the buildings of the Gentlemen's Lodge (1870s), Nurses' Home/West Villa (1889), Recreation Hall (1907), rebuilt link to the Gentlemen's Lodge (1908), boiler house (1923) and the Nurses' Hostel (1937-40). A number of utilitarian post-war additions are specifically excluded from the listing.

5.4 By 1874 the farm south of the buildings had been enlarged with a new stables and coach house, and a coachman's cottage. A new drive had been constructed along the eastern boundary of the grounds to the burial ground with a turning area for carriages.

5.5 Between 1894 and 1895 the recreational choices in the grounds were expanded by the provision of more sports facilities, a bowling green, croquet lawn, large cricket pitch and a hockey pitch were constructed. A cricket pavilion was erected in 1896. A walk was also made round the southern and western boundaries to provide an additional exercise route.

5.6 The historic significance of the complex derives from William Tuke's radical approach to the treatment of the mentally ill, shaped by his Quaker beliefs. It is of national importance in the reform of mental health care; the Retreat was the most influential asylum of its time, its humane treatment of the mentally ill was far-reaching, being instrumental in fundamentally changing their care.

5.7 The humane treatment pioneered at the Retreat led to the Asylums Act of 1808 and subsequently Tuke's evidence to the Select Committee on Madhouses of 1814 to 1816 contributed to the impact of the inquiry's report championing the new reforming ideology of humane treatment whilst discrediting older, more brutal methods.

5.8 Historic England's Register of Parks and Gardens of Special Historic Interest in England identifies designed landscapes of national significance. The significance of this site is as follows -

- Historic interest: as the prototype therapeutic asylum landscape which was to directly influence the design for all future asylum landscapes.
- Design interest: the grounds were designed for the benefit of the patients both through recreation and exercise, being landscaped with gardens and walks, kitchen gardens and a small farm in the manner of a small country house estate, and later in the C19 with an increased provision of sports facilities.
- Historical association: devised by the asylum reformer William Tuke as a fundamental component of his more enlightened and humane treatment of the insane which was hugely influential in future provision of care for the mentally ill. The humane treatment pioneered at the Retreat led to the Asylums Act of 1808

5.9 The allocation terminates at Heslington Road and does not include Garrow Hill / Garrow Bank in the north-east corner of the site.

Potential Impacts and assessment on significance

5.10 The buildings on site are no longer fit for health and clinician purposes, therefore the Retreat withdrew from providing the delivery of inpatient services in December 2018, with the majority of the site being vacant since this time. The Retreat transferred their services to the Schoen Clinic on Haxby Road in 2018, and a new, purpose-built health clinic to accommodate The Retreat's health services is to be provided at Terrys Bishopthorpe Road. The majority of the Retreat buildings

are listed. York can only meet its identified housing need with the use of Green Belt sites (as identified in the draft Local Plan 2018).

5.11 Residential re-use of the buildings in principle accords with NPPF policy; to support the Government's objective of significantly boosting the supply of homes as set out in section 5 regarding housing supply, the requirement to give substantial weight to the value of using suitable brownfield land within settlements for homes as set out in section 11 on making effective use of land and section 16 regarding the historic environment which advises it is desirable to put heritage assets to a viable use, consistent with their conservation. These are public benefits which, in applying section 16 of the NPPF, weigh in favour of the scheme and can be balanced against any identified harm.

Main buildings

5.12 Plan form – the plan form is a strong element of the buildings historic significance as it explains the functionality of the buildings original use and how this adapted over time. The proposed reuse of the building has minimum harm in this respect as it retains plan form in areas of highest significance. Historic England advice was that “the overall approach taken to conversion is sympathetic to the historic interiors, preserving a regular and ordered arrangement of spaces, in line with their significance and character as originally created. The loss of some of the corridors from the interiors is regrettable, as this is an important component of the original complex. However, the impact from this loss is minimised by being undertaken mainly in areas of lower heritage significance”.

5.13 The exteriors of the buildings will be enhanced through the removal of later additions. The demolitions, in particular removal of the 20th century flat roof building in-front of the recreational hall (which obscures the principal and decorative facade) and multiple removals to the rear of the main building better reveal the original façades and the building's interaction with the courtyards. The arrangement of the courtyards and landscaped setting to the building are also better revealed. These works have a very high beneficial impact in terms of both the architectural and historic importance of the heritage asset.

5.14 There would remain some timber framed glazed entrance lobby areas, for example on the south-west wing. However, there are existing such structures in these areas; the impact is therefore neutral.

5.15 Windows have been altered over time and therefore there is an inconsistency in the fenestration; this is harmful to the architectural value of the building. The proposals would involve submission of a full window schedule to rectify this (through condition). In line with Historic England advice replacement of non-historic windows, of an appropriate style and with enhanced energy efficiency will be supported.

5.16 The scheme introduces apartments at lower ground / basement level. This is achieved whilst retaining original window widths; to respect the hierarchy / order of the architecture. Historically the building has lightwell areas that provide daylight to these areas. An approach to providing outside private amenity spaces to the apartments, which respects the appearance of the host building and its landscape setting, has been agreed. On outward facing elevations boundaries will be identified by low railings and hedges. Solid screens are to be kept low and only to a minimum extent where they provide separation between neighbouring spaces; to minimise prominence. The works are beneficial in respect of putting the building to a viable use whilst minimising their impact to the extent they are clearly and convincingly justified i.e. the public benefits outweigh the harm.

Roof terraces

5.17 As discussed above the demolition of later additions are proposed around the site that better reveal the historic facades. The applicant has a fundamental requirement for apartments to be provided with their own outside amenity space, where possible. Roof terraces are only proposed either above existing projections (such as bay windows) or in areas where later additions will be removed. The size and design of the additions intentionally minimise their prominence. Historic England advice was that “the proposal includes the introduction of new elements such as balconies and terraces to create outdoor space for residents, and for extensions to the boiler building. Whilst these would disrupt the characteristic regular Georgian architecture, they have been done in a way that has sought to reduce impact on the fabric and character of the listed structures, minimising the

impact. Overall, these alterations are considered to have a minor harmful to the heritage significance of The Retreat, and decisively outweighed by the positive enhancement benefits of the removal of later accretions from the buildings”. Since these comments the roof terraces were refined further and given the starting point it can be concluded that this element of the scheme does not harm significance.

Recreation hall

5.18 The hall is positioned at the front of the main buildings. It was built in 1907, is of arts and crafts style, and included in the Grade II* listing. The original main façade is mostly concealed by a large single storey flat roof 20th century addition.

5.19 The hall will be available for use of residents and potentially the wider community. The 20th century addition is to be removed and this will reveal and restore the main façade. No alterations to the historic interior are proposed. The works have a very high beneficial impact.

Boiler house

5.20 The boiler house dates from 1923 and is positioned on the eastern side of the site. The building is a flat-roofed, single-storey red brick structure, top lit. The old boiler remains inside. It is a utilitarian structure, primarily of historical and technological interest.

5.21 Initially there were proposals to demolish the boiler house structure however this was opposed. The scheme in the application proposes cycle storage within the basement (ramped access), two-dual aspect apartments at ground floor and a new rooftop extension to provide a further apartment on the roof. The new build is setback from the eastern (outward) elevation, which contains decorative brickwork. It would be clad in standing seam cladding punctuated by glazing that respects the pattern of fenestration below. The extension is of a contrast to the architecture of the main buildings and is subservient in its scale, positioning and detailing. The advice from Historic England was that whilst the building “would disrupt the

characteristic regular Georgian architecture, they (comments are in reference to the West Villa extension also) have been done in a way that has sought to reduce impact on the fabric and character of the listed structures, minimising the impact. Overall, these alterations are considered to have a minor harmful to the heritage significance of The Retreat, and decisively outweighed by the positive enhancement benefits of the removal of later accretions from the buildings". the boiler house extension would, overall, not harm the significance of heritage assets.

West Villa

5.22 West Villa was built in 1889. It is positioned in the south-west corner of the group of buildings. As designed west Villa was a single-storey gabled structure of picturesque design, with exposed decorative timber framing, tall chimney stacks and a landmark tower/turret. The turret and stacks were demolished in the late 20th century and the timber framing was obscured or replaced with render. There is a modern flat roof infill at the centre of the structure and extension on the south side. The degree of alteration is such that the interest of the building is primarily historical rather than architectural.

5.23 Demolition of later sections of the building are proposed, with the remaining original south-west corner retained and restored. The proposed extension would be 2-storey and setback from the south elevation. The architecture is a similar style to the approach to extend above the boiler house. It was advocated by Historic England, who sought a contrast with the architectural style of West Villa. The Council's Conservation Officers do not favour this approach as the extension infills between single storey extensions, the contrast does therefore not appear as subservient as on the east side of the site where neighbouring structures would remain far more dominant compared to the extension above the boiler house. However, the recessive positioning of the new-build would reduce its visual impact; it does not step forward of the pitched roof of West Villa. The restoration of what remains of the original West Villa is also beneficial. The advice from Historic England were that the benefits outweigh the harm. It is concluded that this intervention overall does not cause harm.

Gentleman's lodge

5.24 The Gentlemen's Lodge was built in 1875-7. It is listed at Grade II*. The building is single storey and positioned on the south side of the complex, overlooking the gardens. It is a picturesque red brick design with elaborate chimney stacks punctuating the skyline.

5.25 There is a proposed new structure on the east side that will give symmetry and be complementary in general form and materials. The extension is regarded to have a neutral effect. On the central wing one of the rooflights is to be removed to allow external roof terrace recessed within existing roof. The removal of the rooflight will have a very low harmful effect on the building's architectural significance.

Energy strategy

5.26 An energy strategy has been issued in respect of the listed buildings, explaining how the fabric will be upgraded. Lining of walls and upgrades to windows are proposed. The latter will be secured by condition as the approach will vary depending on the historic importance of each window. The applicants have advised they would like to maximise use of PV roof panels. However an approach for PV on Listed buildings is not contained on the submitted plans (PV is shown to the covered parking and new build houses). If PV is proposed this will need to be in a further listed building consent application. The extent to which PV would be permitted would be subject to national guidance on such in historic environments at the time of determination.

Gatehouse

5.27 Towards the front of the site (by the main entrance) are a complex of single storey flat roof buildings (unlisted) dating from the late 1960's / 1970's proposed for demolition. The façade of the recreational hall (grade II*) would be restored. The buildings are out of character with the main complex and the demolition is highly beneficial in heritage terms. Within this location a single dwelling is proposed. This is referred to as the gatehouse and would replicate the general form of a substantial

villa that fronted Heslington Road prior to the introduction of the 1960's addition. The proposed building here is justified considering the historic context. The architecture has been improved since original submission, referencing the design of the house previously onsite, and incorporating advice by the Civic Trust. The works overall enhance significance.

Eastern side – Spring lodge, Garrow Hill House (Grade II listed), East Villa, New build houses

Spring Lodge

5.28 Spring lodge is located on the east side of the site next to Garrow Hill House; it is not listed. Its main section is two-storey, white rendered, with single storey wings on each side. Windows are modern with upvc frames. Proposals are conversion into a single dwelling. Its front (north) elevation sits alongside Garrow Hill House. The neighbouring building and the rear boundary wall otherwise give it a secluded location. Design and Conservation officers raised issue with proportions of new window on north elevation originally. The scheme has been revised and on the outward facing (north) elevation window proportions are to remain as existing. The existing windows are of unsympathetic material and replacements in either timber or aluminium would improve the architectural quality of the building. The works would improve the appearance of the building and cause no harm to the setting.

Garrow Hill Boiler House

5.29 The building is behind Garrow Hill House and unlisted. Proposals are for the building to be converted to a single dwelling with minimal intervention; upgrades to doors and windows only. The works have a minor beneficial impact through bringing an underused building back into use.

Garrow Hill House

5.30 Garrow Hill House was built as a single dwelling in 1835 and is listed at Grade II. It was acquired by the Retreat and around 1930 was adapted to house 40 patients and to be a nursing home.

5.31 The proposals are to convert to 7 apartments. The scheme has been revised so the façade and entrance arrangements are preserved and the balcony on the east elevation, above an existing bay window is a sympathetic installation. There were originally extra balconies to other elevations. These looked out of character and have been omitted. The proposals include removal of some windows, a conservatory to the rear and later partitions. The external elements are later additions not of merit and internal removals relate to the latter functional additions associated with use of the site by the Retreat. The principal staircase is retained and there is no loss to the plan form of the original house as a result of the demolitions. The proposed layout reasonably preserves the plan form in the main section of the building. The external works are subject to large scale details approval but in principle are sympathetic.

East Villa

5.32 The East Villa is a detached building dated 1891 which sits against the boundary wall with Heslington Road, it is not included in the listed buildings identified in the 2018 description. The building is to be converted to single dwelling with garages. The impact on the setting of listed buildings and the conservation area is neutral.

Gardens

5.33 The overall gardens have been subject to a landscape appraisal, undertaken by a landscape architect and in conjunction with historic England. The restoration is a benefit that weighs in favour of the scheme. The rockery, referred to by the Gardens Trust (paragraph 3.16) within the daffodil fields on the east side of the site is to be reinstated; this is explained in the updated landscape strategy and masterplan issued in March 2024.

5.34 Entrance / frontage – pedestrian access is improved at the front of the site and along Heslington Road; currently dedicated paths are restricted in this area.

5.35 Airing courts / courtyard – the main courtyard and gardens immediately around the retreat buildings would be enhanced by removal of later added buildings, which are harmful in terms of their impact on the appearance of the original buildings but also the setting by compromising the courtyard gardens. The significance of the original gardens, arrangement of airing courts and uses of the gardens are better revealed as a consequence of the scheme.

5.36 Sports pitches - the continued use of the recreational facilities is documented in the landscape appraisal and masterplan which illustrate the cricket pitch and tennis courts retained. There is no change or loss of such facilities as part of this application. The impact on heritage is neutral.

5.37 Car parking – there is minor reconfiguration of car parking on the south-east, north-west and western sides of the site. These do mean a minor loss in area of existing grassed areas. Associated with these areas are the new covered and secure cycle stores. These are freestanding due the constraints in providing access into basement areas (gradients and space for getting cycles through historic entrances). The loss of garden areas due its amount and the landscape design will not have a material impact on the overall landscape character.

5.38 Allotments / orchard – these areas will be brought back into active use for residents and volunteer groups. The impact on heritage is neutral.

5.39 Public access – The Quakers will continue have access, and use of, the burial grounds. The Lamel Hill scheduled monument to the east side of the site will have public access and historic pathways reinstated. The character and use of the gardens historically are their containment and for therapeutic use by its residents. Historic England advice is that wider public access would be contrary to significance. However, the applicants do propose to permit limited public access to

the gardens via a heritage trail around the site. The access arrangements would be administered by the management company.

South Farm range buildings

5.40 South of the main complex of buildings and within the gardens are a group of agricultural buildings. On the east side of the access road the former coach house (stables and later mortuary) is grade II listed. It would be converted to 2 dwellings. An extension is proposed to the rear. This is required to enable circulation whilst retaining the original staircase. The works are justified and of a scale and location to avoid impacting the vernacular of the building. Windows and doors use existing reveals on the principal elevations.

5.41 The other buildings are unlisted - the farmyard buildings behind to the south and the cottage and west farm range on the opposite side of the road. The farmyard buildings are to be replaced by a pair of 2-storey houses with single storey garages. The building scale, form and detailing is to reflect the agricultural character of this group of buildings. Buildings on the west side of the road are converted into 3 dwellings. The scheme is a conversion; the only external work is a first floor terrace, which would reasonably be screened by a parapet wall and therefore acceptable in terms of visual amenity.

5.42 The works enable re-use of the buildings of most significance and respect the rural setting. Large scale details would be required by condition. Subject to appropriate details (to be secured through condition) the works would cause no harm.

6.0 CONCLUSION

6.1 In respect of the impact on heritage assets each element of the scheme affecting the Retreat complex are clearly and convincingly justified. No harm has been identified to the listed buildings, parks and garden. The scheme involves removal of later additions to Grade II* listed buildings which detract; the works better

reveal the architectural qualities of the listed buildings on site, enhances their setting and restores the original layout and functionality of the Grade II listed gardens.

6.2 The scheme would deliver restoration of the complex of Retreat buildings and the grounds which are Grade II listed. The advice from Historic England is that the proposal has an overall highly beneficial impact on the heritage significance of the site. The application scheme has clear potential to enhance and better reveal the significance of the buildings and landscape whilst finding a new viable use which would ensure the long-term sustainability of the site ... what is very clear is that, overall, the proposal would have a very positive impact on the historic environment of The Retreat.

6.3 The re-use of vacant Grade II* listed buildings consistent with their ongoing viability and conservation are beneficial as are proposals for the registered gardens. Further, there are public benefits through housing delivery and sustainable transport improvements. The works accord with legislation and policy in respect of heritage assets and approval is recommended.

7.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following plans and reports:-

Site plan - 129-00-1010-E

Landscape masterplan - 939-29 G

Phasing Plan - 129-00-1017-E

Demolition plan (northern area) - 129 00 1005 - B

Parking strategy - 129-00-1021-F and 1024-A

Covered parking - 129-00-1022-B

Boundary treatments - 129-00-1020-F

Proposed Refuse Plan - 129-00-1011-E

Proposed Cycle Storage - 129-00-1014-E

Proposed External Lighting Layout - HRE-BWB-XX-XX-DR-E-2300-S2-P2

Proposed External Lighting Lux Plot Layout - HRE-BWB-XX-XX-DR-E-2301-S2-P2

Proposed Electric Charging - 129-00-1016-E

Proposed House Type Plan - 129-00-1018-E

Proposed Gates North Area - 129-00-1019-E

Proposed Main Block and Wings Basement & Lower Ground Floor - 129-01-1011-C

Proposed Main Block and Wings Ground Floor - 129-01-1012-A

Proposed Main Block and Wings First Floor - 129-01-1013-B

Proposed Main Block and Wings Second Floor - 129-01-1014-B

Proposed Main Block and Wings Roof - 129-01-1015-B

Proposed Main Block South West Wing - 129-01-1016-C

Proposed Main Block North West Wing - 129-01-1017-B

Proposed Main Block Central Wing - 129-01-1018-B

Proposed Main Block Recreation Hall - 129-01-1019-B

Proposed Main Block South East Wing - 129-01-1020-B

Proposed Main Block Boiler House - 129-01-1021-D

Proposed Main Block Nurses Hostel - 129-01-1022-B

Proposed Main Block Gentlemens Lodge - 129-01-1023-C

Proposed Main Block West Villa - 129-01-1024-C

Proposed Main Block South West Wings Elevations Sheet 1 of 2 - 129-01-1151-B

Proposed Main Block South West Wings Elevations Sheet 2 of 2 - 129-01-1152-B

Proposed Main Block North West Wing Elevations - 129-01-1153-B

Proposed Main Block Central Wing Elevations - 129-01-1154-B

Proposed Main Block Recreational Hall Elevations - 129-01-1155-B

Proposed Main Block South East Wing Elevations - 129-01-1156-B

Proposed Main Block Boiler House Elevations - 129-01-1157-C

Proposed Main Block Nurses Hostel Elevations - 129-01-1158-B

Proposed Main Block Gentlemen's Lodge Elevations Sheet 1 of 2 - 129-01-1159-B

Proposed Main Block Gentlemen's Lodge Elevations Sheet 2 of 2 - 129-01-1160-B

Proposed Main Block West Villa Elevations - 129-01-1161-C

Gatehouse Lodge Plans and Elevations - 129-07-1101-B

Spring Lodge Demolition Plans and Elevations - 129-02-1002-A

Spring Lodge Plans and Elevations - 129-02-1003-B

Garrow Hill House Demolition Plans - 129-03-1002-B

Garrow Hill House Plans and Elevations - 129-03-1003-C

East Villa Demolition Plans and Elevations - 129-05-1002-A

Proposed East Villa Plans and Elevations - 129-05-1003-A

Proposed Garrow Hill, Boiler House, Plans and Elevations - 129-09-1002-B

Home Farm, West Farm Range, Plans and Elevations - 129-06-1101-B

Home Farm, Coach House, Plans and Elevations - 129-06-1102-B

Home Farm, Farm Yard, Plans and Elevations - 129-06-1103-B

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 LARGE SCALE DETAILS

Prior to commencement of construction of the relevant phase the following large-scale details (to include section drawings) and manufacturers details of the external materials shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

- Main building - roof terraces, balconies and external railings.
- West Villa, Boiler house, Gentlemen's lodge - large scale details and typical sections of new build. Roof terraces, balconies and external railings.
- Garrow hill house - large scale details (elevations and sections) of new external doors and windows and balcony to east elevation.
- Farm range area - notwithstanding the approved plans full details are required of the boundary treatment and cycle stores to the west farm range buildings.
- Farm Yard (new build) - typical details and sections at 1:10 or 1:20

Reason: In the interests of the significance of the listed buildings and associated gardens.

4 WINDOW SCHEDULE

Prior to first occupation of the relevant phase of development a detailed scheme for the restoration of external windows on the listed building(s) within that phase shall be submitted to the local planning authority for approval and the works shall be carried out in full in accordance with the approved details.

The scheme shall include a full window schedule of existing windows (supplemented by photos) and a justified method statement detailing repair, replacement or the installation of secondary glazing, if applicable. Full details of the proposed works shall be included.

Reason: In the interests of the significance of the building and to enable the scheme to be compliant with the presumption in favour of sustainable development as set out in NPPF paragraph 11.

5 AUDIT OF INTERNAL SPACES

Prior to works within the retreat main block and its attached buildings (apart from any demolition in accordance with the approved demolition plan) and the coach house and mortuary building, a room schedule of each room, highlighting the internal fabric of significance (supplemented with photos) and a strategy for their repair and retention

shall be submitted to the local planning authority for approval. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the significance of the building and to enable the scheme to be compliant with the presumption in favour of sustainable development as set out in NPPF paragraph 11.

6 MAKING GOOD FOLLOWING DEMOLITION WORKS

Prior to first occupation of the relevant phase of development a detailed scheme for the restoration of areas of the listed building affected by the approved demolition works shall be submitted to the local planning authority for approval and the works carried out in full in accordance with the approved details.

Reason: In the interests of the significance of the building and to enable the scheme to be compliant with the presumption in favour of sustainable development as set out in NPPF paragraph 11.

7 DEMOLITION

The buildings shown to be demolished on approved drawing - Demolition Plan (northern area) 129 00 1005 - B shall be demolished, and areas made good, in accordance with the approved phasing plan prior to first occupation of the relevant phase.

Reason: To secure the benefits of the scheme in respect of designated heritage assets, required to enable the scheme to be compliant with the presumption in favour of sustainable development as set out in NPPF paragraph 11.

8.0 INFORMATIVES: Notes to Applicant

1. Carbon reduction

The developer is advised that this consent does not include approval for any alterations to the energy strategy for the building or the inclusion of photovoltaic panels. Any changes to the energy strategy or the installation of PV that affect the fabric of listed buildings will need to be subject to Listed Building Consent.

2. Internal works

Any works beyond those specified as repair in the Elemental Summary (appendix 6.1) will be subject to a separate application for listed building consent.

Internal fabric (decorative items such as cornice / skirting boards) form part of the listing. Consent is not permitted for removal of any such features unless explicitly referenced on the approved plans.

Contact details:

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