

Item 5

ITEM NO

REPORT TO DEVELOPMENT CONTROL COMMITTEE

12 OCTOBER 2007

REPORT OF DIRECTOR OF NEIGHBOURHOOD SERVICES

Portfolio: Planning and Development

Windlestone Hall Rushyford, Planning Statement and Design Brief

1 SUMMARY

- 1.1 Windlestone Hall, a Grade II* Listed Building, together with its ancillary buildings and related grounds is owned by the County Council but is being currently offered for sale. The Windlestone Hall Planning Statement and Development Brief has been prepared by the Planning Section in consultation with English Heritage and Durham County Council's Archaeological Section in order to guide prospective purchasers in the preparation of adaptation, restoration and development proposals for the Windlestone Hall site which is situated within a registered Historic Park and is within the Windlestone Conservation Area. The approval of Development Control Committee is sought to endorse the contents and recommendations contained in the document to strengthen the Council's role as Local Planning Authority and add the appropriate weight to and provide Officers with a robust mandate in dealing with any planning or listed building applications to secure a standard of development commensurate with the historic status of the site.

2 RECOMMENDATION

- 2.1 That Development Control Committee endorses the Windlestone Hall Planning Statement and Development Brief.

3 THE WINDLESTONE HALL PLANNING STATEMENT AND DEVELOPMENT BRIEF

- 3.1 The purpose of this comprehensive planning statement and development brief prepared by the Design, Conservation, Landscape and Tree Management Team in consultation with English Heritage and Durham County Council's Archaeological Section is to guide prospective purchasers of the site which is currently owned by Durham County Council in the preparation of adaptation, restoration and development proposals for the site which is situated within a registered Historic Park and is within the Windlestone

Conservation Area. (A copy of the document will be made available in the Members rooms.)

- 3.2 The site extends to 10.3 hectares (25.5 acres) encompassing Windlestone Hall, a Grade II* Listed Building, and its associated buildings, former kitchen and pleasure garden, pasture and woodlands.
- 3.3 The listed hall and several other listed buildings originally belonged to the Eden Family dates back to 1560 and was once the home of Sir Anthony Eden the former Prime Minister. More recently it has served as a special school but is currently empty and awaiting disposal. The school was relocated in 2006 into new purpose built accommodation to the west of Chilton.
- 3.4 The Windlestone Hall site provides an opportunity to utilise its historic stately home connections and setting within an historic park to bring it into a new use thereby helping to safeguard an important heritage asset for future generations.
- 3.5 The many historic designations attached to the property and its grounds make it necessary for any prospective purchaser to prepare from the outset a site-wide conservation plan in order to guide and inform proposals for change.
- 3.6 The removal of an uncharacteristic 1970's block will help to enhance the setting of the historic buildings and spaces.
- 3.7 There is a general presumption against "enabling development" on this site in accordance with English Heritage's policy statement "Enabling Development and Conservation of Heritage Assets".

4 RESOURCE IMPLICATIONS

- 4.1 There will be no direct resource implications as a result of the Council endorsing this document.

5 CONSULTATIONS

- 5.1 The report has been prepared in full consultation with English Heritage and Durham County Council's Archaeological Section as well as relevant officers within the Planning Section.

6 OTHER MATERIAL CONSIDERATIONS

6.1 Equality and Diversity

There are no Equality and Diversity implications.

6.2 Legal and Constitutional Implications

There are no legal or constitutional implications.

6.3 Links to Community Strategy/Corporate Plan

Corporate Ambition: An Attractive Borough.

Community Outcome: To improve the design and environmental quality of towns, villages and the countryside and to provide a high quality, efficient and customer focused planning service that supports sustainable improvement of the built and natural environment of the Borough.

6.4 Risk Management

No implications have been identified.

6.5 Sustainability

The document aims to protect important historic assets for future generations whilst promoting appropriate alternative uses for the existing buildings and the site in accordance with relevant planning policies and guidance.

6.6 Social Inclusion

No implications have been identified.

7 OVERVIEW AND SCRUTINY IMPLICATIONS

7.1 None.

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Ward(s): Chilton Ward

Key Decision Validation: This is not a Key Decision.

Background Papers

Windlestone Hall Planning Statement and Development Brief.

Examination by Statutory Officers

Yes **Not
Applicable**

1. The report has been examined by the Councils Head of the Paid Service or his representative

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| 2. The content has been examined by the Councils S.151 Officer or his representative | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The content has been examined by the Council's Monitoring Officer or his representative | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The report has been approved by Management Team | <input type="checkbox"/> | <input type="checkbox"/> |