

No.5	APPLICATION NO.	2018/0300/LBC
	LOCATION	Wrightington Hospital Hall Lane Wrightington Wigan Lancashire WN6 9EP
	PROPOSAL	Listed Building Consent - Demolition of existing nurses wing, erection of extension to Wrightington Hall.
	APPLICANT	Wrightington, Wigan And Leigh NHS Foundation Trust
	WARD	Wrightington
	PARISH	Wrightington
	TARGET DATE	9th May 2018

1.0 SUMMARY

- 1.1 This Listed Building Consent application is for the demolition of an existing nurses wing and erection of a replacement building which will link to Wrightington Hall which includes the attached north service wing to create a facility which would be used for medical research with clinical trial areas, lecture theatre and meeting rooms. The hospital along with a local university and leading pharmaceutical company will occupy the building. A new car park will be constructed as part of the proposals. There would be a limited level of harm to the significance of Wrightington Hall including the attached north service wing which is outweighed by the significant public benefits that would arise from the development which includes providing a sustainable use for the Hall. I consider that the benefits of the scheme outweigh the limited harm to Wrightington Hall and that Listed Building Consent should be granted.

2.0 RECOMMENDATION: APPROVE WITH CONDITIONS

3.0 THE SITE

- 3.1 Wrightington Hospital is a large site situated to the south of Hall Lane and comprises of a number of different buildings. Agricultural land surrounds the site which is within the Green Belt. This application relates to Wrightington Hall which is a Grade II Listed Building located within the grounds of Wrightington Hospital. The Hall is located within the eastern part of the Hospital site and is currently used as a Conference Centre. The Hall dates from around 1700, with later extensions including a 3 storey stone built link block (also Grade 2 listed) dating from the late C19 and a former nurses' wing (an L shaped 3 storey block) adjoins at right angles to the link. The nurses' block is a large brick built block subservient to the original building to which it is attached. This forms a courtyard with the remaining stone outbuildings north of the Hall.

4.0 THE PROPOSAL

- 4.1 This application seeks Listed Building Consent for the demolition of the existing nurse's wing and erection of an extension to Wrightington Hall.

The scheme involves three main aspects:

The demolition of the existing unlisted nurses annex;
The erection of a new Research and Education centre comprising of diagnostics and plant, reception facilities, University lecture space/clinical trials and medical research;
A new extension to the existing parking area to the south of the Hall will provide around 100 car spaces and extension to an existing car park within the site is also proposed.

- 4.2 A separate planning application has been submitted to consider the proposed extension

under reference 2018/0251/FUL.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 2018/0300/LBC PENDING Listed Building Consent - Demolition of existing nurses wing, erection of extension to Wrightington Hall.
- 5.2 2017/0843/FUL GRANTED Demolition of Block 31 (former 2 storey male nurses home) and provide car parking expansion for patients and visitors. This will result in the creation of 92 parking spaces but a loss of 6 giving a net gain of 86 parking spaces for the site.
- 5.3 2015/0717/CON APPROVED - Approval of Details Reserved by Condition No. 8 of planning permission 2013/0651/FUL relating to a travel plan.
- 5.4 2015/0150/NMA APPROVED - Non-material amendments to planning permission
- 5.5 2013/0651/FUL - The redesign of the corridor linking 'Phase 1' into the main hospital. The corridor will link Phase 1 with the Hospital Street to the east side, instead of going north into the Outpatient Department. The treatment of the external elevations of the link corridor will change from shiplap treated timber to white render. The redesign of the landscape proposals to incorporate the revised link corridor and some minor amendments to the soft and hard landscaping in the internal courtyards and around the perimeter of Phase 1.
- 5.6 2015/0118/FUL GRANTED - Variation of Condition No. 3 of planning permission 2014/0219/FUL to add an additional material to those specified on the application form to include a section of render to part of the side and rear elevations.
- 5.7 2014/0852/NMA PART APPROVED/PART REFUSED - Non-material amendments to planning permission 2014/0219/FUL - Revised design reducing the building footprint by 51 square metres overall; Reduction in the amount of the specialist brickwork to the rear of the building and replacement with render finish; Lifting of building circa 600mm to remove the need to have steps and ramped access to the main entrance, meaning the finished floor level matches Building 22 which is directly adjacent; Building 22 no longer to be demolished.
- 5.8 2014/0364/FUL GRANTED - Proposed extension to and resurfacing/line marking of existing car park to allow patients to park nearer main hospital wards/departments.
- 5.9 2014/0307/CON GRANTED - Approval of Details Reserved by Condition No's. 3, 6 & 7 of planning permission 2013/0651/FUL relating to external materials, finished site and floor levels, foul and surface water drainage scheme.
- 5.10 2014/0219/FUL GRANTED - Erection of new single storey IVF clinic and part demolition of existing building 22.
- 5.11 2013/0651/FUL GRANTED - Re-development of part of the existing hospital site to provide a new two-storey building comprising wards and ancillary accommodation on the ground floor, and an operating theatre department and admissions unit on the first floor. The formation of a temporary service area in the North-West corner of the application site, including a receiving and dispatch (R&D) storage area, temporary covered walkway, boiler house and oil tank serving the proposed first phase of the hospital redevelopment. Demolition of the hip history museum to clear the site for the temporary boiler house.
- 5.12 2013/0313/FUL GRANTED - Creation of new vehicular access to provide a dedicated

vehicular access/egress point for construction traffic to the west of the existing egress from the hospital grounds. Minor widening and strengthening along the existing service road including a circa 40m extension of the service road to the new access/egress point. Formation of a temporary site access road (to the south) mirroring the route of permanent roads, required for servicing the hospital. This route will provide permanent access to the service yard for the new Phase 1 development. Formation of a temporary construction site compound, turning circle and contractor car parking facilities. Demolition of ward block E.

6.0 CONSULTEE RESPONSES

6.1 Historic England (19.03.18) - No Comments to make

7.0 OTHER REPRESENTATIONS

7.1 Wrightington Parish Council (03.04.18) - No Objections

7.2 West Lancashire Conservation Areas Advisory Panel (29.03.18) Panel felt that the proposal had the potential to create a more positive open space and setting to Wrightington Hall. The scheme needed to remove cars from the west/south elevations of the Hall and provide a new landscaped space in front of the building

8.0 RELEVANT PLANNING POLICIES

8.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

Wrightington Hospital is located within the Green Belt and Wrightington Hall is Grade II Listed Building. The following policies are therefore relevant:

West Lancashire Local Plan 2012-2027 DPD

EN4 – Preserving and Enhancing West Lancashire’s Cultural and Heritage Assets

Supplementary Planning Document ‘Design Guide’ (Jan.2008).

9.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

9.1 The main considerations for the determination of this application is the impact upon the significance of the Listed Building

9.2 Policy EN4 of the Local Plan is relevant as is the guidance contained in the NPPF in terms of the impact of the proposed development on listed structures. The NPPF, in determining such planning applications, advises Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

9.3 Paragraph 193 of the NPPF states that the significance of a heritage asset needs to be given weight to the asset's conservation. The more important the asset, the greater the weight to be provided to its significance. Paragraph 196 requires that where a proposal leads to less than substantial harm to a designated asset, this harm should be weighed against the benefits of the proposal including securing its optimum viable use.

- 9.4 Local Planning Authorities should in coming to decisions refer to the principle act which requires in this case to "having special regard to the desirability of preserving listed buildings or their settings" (s.66). This requirement should not be 'weighed' in the same way that is required under the NPPF (P195). Recent Court judgements have shown that the statutory duty prescribed under the Planning (Listed Buildings and conservation Areas Act 1990 (P(LBCA)) should always be given considerable weight in decision making.

General Principle - Demolition

- 9.5 In principle, I am satisfied that the loss of the nurse's block will not impact on the historic significance of the Hall. Indeed I feel its demolition (as a single act) and separation from the Hall and service wing would greatly improve the Hall's immediate setting and allow more of the service wing to be seen. I do not feel the demolition will cause any harm to the significance or character of the Hall. In this respect the demolition does not need to be balanced against the stated 'public' benefits of the proposal and it meets the test to preserve as required under the P(LBCA) Act, NPPF and Local Plan.

Proposed new building - Research and Education Centre

- 9.6 The new research and education centre building sits to the north of the Hall, on the same site as the existing nurse's block. The new CORE building, in this respect, will be set forward of the front (principal) elevation of Wrightington Hall and physically connect to the north service wing of the Hall.
- 9.7 The new centre is three stories high and includes a lower ground (basement) level. Its overall height is comparable to the service wing, which it adjoins. Access from the new building into the existing service wing will be available at lower ground and 1st floor levels with a new staircase connecting the building on the 1st floor. The proposed link preserves the integrity of the service wing and does not involve any works which would harm the significance of the Hall and service wing.
- 9.8 The circumstances that support the proposed development are fairly unique and site specific. The facility will provide a world class centre which will be used for multiple uses including groundbreaking medical research on the top floor with University and NHS related facilities on the first floor such as labs, clinical trial areas, lecture theatre and meeting rooms. Currently the hospital does not have the facility to undertake scanning on site and this results in over 7000 patients a year having to travel elsewhere within the locality undergo these procedures. The proposed extension would facilitate this to take place on site thereby having more services and avoiding the need for patients to travel to benefit from this service. The second floor of the extension is to be used for medical research and as with the educational element needs to be in a hospital location to benefit from the cross over that each service provides.
- 9.9 In addition to the above, it is proposed to refurbish Wrightington Hall as part of the proposals to improve its use. The applicant advises that Wrightington Hall is currently used at 30% of its current capacity due to its fairly isolated position on site and standard of accommodation inside. The Hall would become an integral part of the new facility and would be re-established as a key venue within the wider hospital complex. I am satisfied that details of the refurbishment can be suitably conditioned. The proposed extension has been designed to facilitate circulation between the old and new buildings which will in turn significantly improve the usage of Wrightington Hall and attached service wing. In addition it is proposed to remove some of the more recent internal additions including modern internal divisions that have no intrinsic historic value to the listed building and repair existing windows. The existing lecture theatre inside Wrightington Hall does not meet the educational requirements of the provider so this facility will be improved and students will

benefit from having this additional educational facility within the hospital grounds.

- 9.10 As I am required to do so, I have given the duty's imposed by s.66(1) of the P(LBCA) Act 1990 considerable weight and whilst it is recognised that the scale of the proposed development will result in a 'less than substantial' level of harm to the setting of the Hall and attached service wing, it is considered that there are significant public benefits in developing the new research and education centre and in fully integrating the use of the existing Hall with this centre which will secure the Hall's place as the centerpiece for the hospital. Consequently, I consider that the benefits of the scheme outweigh the limited harm to the setting of Wrightington Hall. However, it is imperative that a condition is imposed to secure the refurbishment and repair works to the current Hall.

10.0 RECOMMENDATION

- 10.1 That Listed Building Consent be GRANTED subject to the following conditions

Conditions

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference AL-20201 Rev P5, AE-20003 Rev P3, AL-20001 Rev P5, AL-20003 Rev P1, AL-20101 Rev P5, AL-90004 Rev P1, AE-20001 Rev P3, AE-20004 Rev P3, AL-20103 Rev P1, AL-20102 Rev P2, AL-20202 Rev P2, AL-20302 Rev P2, AL-20203 Rev P1, AL-20002 Rev P2, AL-20402 Rev P1, AL-20401 Rev P3, AL-20403 Rev P1, AS-20051 Rev P4, AS-20052 Rev P3 and AS20053 Rev P2 received by the Local Planning Authority on 5th March 2018.
Plan reference Obscure Glazing Plan (Proposed Section & Proposed Level 1 Plan) received by the Local Planning Authority on 18th May 2018.
Plan reference AL-90002 Rev T2 and AE-20002 Rev T2 received by the Local Planning Authority on 21st June 2018.
3. No development above slab level shall take place until full details and samples of the external elevational treatments including wall cladding and panels and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. A full schedule of repair and refurbishment works to Wrightington Hall and attached service wing shall be submitted to and approved in writing by the Local Planning Authority. Details shall indicate the nature and extent of the refurbishment works including the proposed new finishes. Development shall be carried out in accordance with the approved details and completed prior to the occupation of the new building.

Reasons

1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. In order to preserve the special architectural or historic interest of the building and so comply with the provisions of Policy EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

EN4 Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.