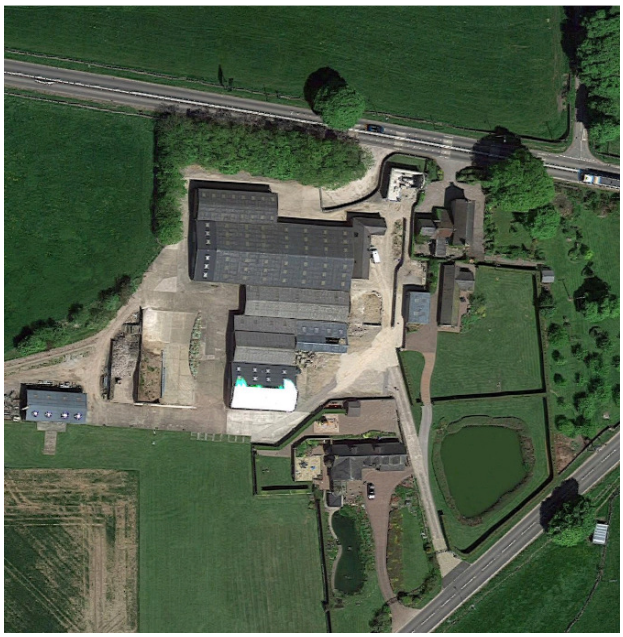
SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING, HERITAGE & DESIGN AND ACCESS STATEMENT



PROPOSAL : CHANGE OF USE OF ANCILLARY BUILDING TO HOLIDAY ACCOMMODATION

ADDRESS : CALTON MOOR HOUSE FARM, SWINSCOE, DE26 2BU

APPLICANT : MR D SALT

DATE : OCTOBER 2016 **JOB NO.** : 2016-2167

Registered in England No 3775545 V.A.T. Reg. No. 646 9246 05

CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

8.0 ACCESS

9.0 PLANNING POLICY

10.0 HERITAGE SUMMARY

11.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr D Salt to prepare and submit a planning application and an application for Listed Building Consent to Staffordshire Moorlands District Council for a change of use of ancillary building to a holiday let. This application follows on from the original application SMD/2008/1355 & SMD/2008/1360 that were approved on 17th December 2009, which is extant as it has been implemented. It is now considered that the application building will function better as a holiday let in its own right and that the proposed ancillary building

2.0 USE

The proposal represents a holiday residential use.

3.0 AMOUNT

The listed building has a footprint of about 96m².

4.0 LAYOUT

The layout of the building has been designed to minimise the impact the proposal has on its character and the setting of the listed building. New openings to service the proposed use have been minimised. New solid surfaces are limited in area and are proposed only where secure storage is proposed.

5.0 SCALE

The scale of the listed building will remain unchanged.

6.0 LANDSCAPING

Landscaping is proposed in the form an appropriate surface to the former farm courtyard.

7.0 APPEARANCE

The character of the listed building has been enhanced by the removal of a dilapidated lean-to structure. In addition, the character and appearance of the building as a simple farm outbuilding has not disturbed by the minimal changes proposed by the application.

8.0 ACCESS

The planning and listed building applications raise no new highway/ access issues.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,
SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development
SS6c – Other Rural Areas Strategy
SD1 – Sustainable Use of Resources
E3 – Tourism and cultural Development
DC1 – Design Considerations
DC2 – The Historic Environment
R1 – Rural Diversification
T1 – Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

3. Supporting a prosperous rural economy
7. Requiring good design
12. Conserving and enhancing the historic environment

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres (para 28)
- To promote sustainable development in rural areas, housing should be located where it will maintain the vitality of rural communities. LPA's should avoid isolated homes unless there

are special circumstances, such as 'where the development would represent the optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting (para 55)

- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote local distinctiveness (para 60)
- Where development will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 133)

10.0 HERITAGE SUMMARY

The application proposes that Planning Permission and Listed Building Consent be granted for the conversion of a building within the curtilage of a holiday cottage barn conversion that has permission to provide additional leisure/recreational facilities. It would appear that the application building was originally associated with the adjacent Caltonmoor House which is a Grade II Listed Building. The proposal will be clearly influenced by the character of the existing outbuilding, its setting and the nature of the character of the Listed Building.

The building is located in the north east corner of the curtilage of Calton Moor House Farm. It became separated from the Grade II Listed Building Caltonmoor House both physically and in terms of ownership many years ago, although remains listed by historical association. Originally the building was a stone-built farm outbuilding with a pitched clay tiled roof. The building still has an 'L' shaped plan with the 'elbow' that once accommodated an open-sided lean-to. The rear elevation is a solid stone wall, other than six small ventilation slits. Both the two side elevations are also stone walls, each with a single window at first floor and new window installed at ground floor on the western elevation. The front elevation is mainly glazed to reflect that this element of the original building was open. Other buildings nearby comprise dwellings or holiday cottages which are principally stone buildings with clay tiled roofs, and modern farm buildings of a sheeted frame construction.

National guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014) need to be considered. In particular policies DC1 & DC2 are relevant to the application. National Planning Policy Framework Paragraph 128 requires applications to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraphs 131 and 132 require local planning authorities to take account of the impact of a proposed development on the significance of a designated heritage asset, giving great weight to the asset's conservation.

In section 7 (Requiring good design) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 56). Then in section 12 (Conserving and enhancing the historic environment) it states that in determining planning applications, local planning authorities should 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 conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The application proposes the change of use of the building from an ancillary building to the existing holiday let to a holiday let in its own right. The change of use will complement the existing holiday let accommodation that is adjacent. The building is to be located in the same site and is no different in terms of its external appearance. The mass and character of the property remains unaltered and therefore its contribution to the historic asset has been preserved. On this basis the proposal is considered to have been favourably assessed against the criteria and is therefore acceptable from a planning and historic viewpoint.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that the proposal is an acceptable form of development that will complement and maintain the character of the existing building. Furthermore, the proposal will not harm the Listed Building. It is with due respect that the Local Planning Authority is politely requested to support this application and grant planning permission and Listed Building Consent accordingly.