DELEGATED DECISION REPORT

SMD/2016/0675 **Valid 15/11/2016**	**LOCK 11 HAZLEHURST MIDDLE LOCK PARK LANE ENDON**	**ESSENTIAL MAINTENANCE WORKS TO HAZELHURST MIDDLE LOCK (LOCK 11)** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact on the special and historic qualities of the listed structure.

DESCRIPTION OF SITE

The Lock which is grade II listed is constructed predominately from red sandstone with some later red brick repairs. The existing gates are replacement composite gates i.e. of timber and steel construction, which were added during the late twentieth century (the steel gearing is dated 1973). These replacement gates are acknowledged within the listing text for the lock. The lock retains historic style timber quoins, though again these are not original as the quoins are an element which is subject to regular replacement due to wear and tear. The lock chamber which comprises of stone coping and stone blocks with some brick piercing and an iron split bridge over the tail bay, the bridge features wrought iron spandrels. Two flights of stone steps lead to the north and south ends of the lock to provide access onto the lockside from approaching boats. Adjacent to Lock 11 is a small unlisted brick built hut which historically provided shelter for the lengthsmen who was responsible for the repair and maintenance of this stretch of canal its locks and trappings.

The listing description for the above reads as follows :-
ENDON AND STANLEY CALDON CANAL SJ 95 SW 1798- /4/10013 Lock No.11 Caldon Canal at SJ 9492 5373 GV II Lock. c1779, 1841 and c1973. Red sandstone, some brick and replaced gates. Lock chamber with stone coping, stone blocks, some brick piecing evident (only partially visible): tail bay of red sandstone tooled blocks with split bridge over (wrought iron spandrels) and two flights of stone steps ;that to north with stepped heelgrip platform, that to south curving (carrying water). Steel balance beams to lock gates; those to tail with gate mounted gearing, that to head dated 1973 with inclined mounted rack and pinion gearing. Bypass weir to head: engineering brick, stone, some concreting - single arch to culvert. Included for group value.

PROPOSAL

This application seeks listed building consent for essential maintenance works to Hazelhurst Middle Lock (Lock 11) on the Caldon Canal. In addition to a number of planned like for like repairs to the existing composite gates, repointing within the lock

chamber and general maintenance and vegetation removal it is also proposed to replace the existing elm ground paddles with co-plastic paddles in new metal frames.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design
Chapter 12 Conserving and Enhancing The Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/1355 Removal of existing water control cabinet and upgrade to water control system

SMD/2008/0611 Installation of cill hazard warning sign on lock gates

SMD/2008/1162 Installation of cast iron bollards

SMD/2014/0735 Listed Building Consent to grout two non-operational paddle culverts with cement grout and brick up outlets with clue engineering brick and cement grout the air vents above the culverts both towpath side

CONSULTATIONS

Publicity

Site notice posted 6th December 2016 expires 27th December 2016

Public Comments

No representations received.

Town / Parish Comments

No representations received.

Conservation Area Liaison Panel

No objections.

Conservation Officer

No objections subject to recording of works to be submitted to County HER.

OFFICER COMMENTS

Policy DC2 states that the Council will safeguard and, where possible, enhance the historic environment by a)resisting development which would harm or be detrimental to the special character and historic integrity of the District's towns and villages and those interests of acknowledged importance; b) promoting development which sustains, respects or enhances buildings which contribute to the character or heritage of an area and c) preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through sensitive development.

In accordance with paragraph 132 of the National Planning Policy Framework when considering the impact of a proposal on the significance of a designated heritage asset the greater the weight should be It is important to recognise that significance can be harmed or lost through alteration or destruction. As heritage assets are irreplaceable any harm or loss should require clear and convincing justification.

The purpose of the ground paddles is to control water flow back into the lock after it has been emptied, preventing boats within the lock chamber from being overwhelmed by a sudden flood of water when the main lock gates are opened. he ground paddles sit out of sight at each side of the lock chamber at the top end. The elm paddles are to be replaced with co-plastic in new metal frames. Replacement of these paddles is part of national regime which has been accepted for other Listed locks. As the paddles are not visible and can be regarded as machinery necessary for the operation of the lock system it is reasonable to allow this equipment to be adapted to meet modern standards of operation. The Council's Conservation Officer has raised no objections to the proposed works provided that recording of the works to the paddles is submitted to the County HER. This can be achieved via a suitably worded planning condition.

OFFICER RECOMMENDATION : APPROVE subject to time limit.

Case Officer: Teresa Critchlow
Recommendation Date: 10th January 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council