DELEGATED DECISION REPORT

SMD/2016/0719 **Valid 24/11/2016**	**SNEYD ARMS FARM** **BASFORD GREEN ROAD** **CHEDDLETON**	**LISTED BUILDING CONSENT FOR RETENTION OF DOUBLE GLAZED WINDOWS** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact on the historic integrity of the Grade II Listed building.

DESCRIPTION OF SITE

This application relates to Sneyd Farm Arms, a Grade II listed building, located within open countryside. The building is two storeys in height and comprises traditional 'Moorlands' vernacular dating back to the 18th Century. The building has been modified in the 19th and 20th Centuries. The building was first listed on 15th December 1986, with a listing description as follows:-

Farmhouse. C18, modified early C19 with C20 alterations. Coursed dressed and squared stone; tiled roof; pitched verge parapets; end stacks. L-shaped plan. 2 storey somewhat formal front with slightly projecting gable to left of centre bearing a nearly symmetrical arrangement of 3 small casements to the first floor (actually offset to the left) over a matching pair below flanking the entrance which has a corbelled moulded hood and fielded 2-panelled door; set-back wing to right is of 2 widely-spaced small (16)-pane casements in imitation of shashes; similar wing to left of lower ridge height and one bay with 20-pane casements.

PROPOSAL

This application seeks listed building consent retrospectively for replacement windows that are understood to have been installed in excess of 20 years ago. The replacement fenestration comprises of double glazed timber casements that reflect a similar design to those they replace.

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

National Planning Policy Framework

Paragraph(s) 1 - 17
Chapter 7 Requiring good design
Chapter 12 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 203.01.2017
Neighbour consultation period ends: 15.12.2016
Press Advert: 28.12.2016

Public Comments

No representations have been received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

CS policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will take a positive approach tat reflects the presumption in favour of sustainable development contained in the NPPF.

The CS policies DC1 and DC2 reflect the guidance of Chapter 12 of the NPPF, which recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As such, substantial harm to or loss of designated heritage assets require clear and convincing justification.

The principle of the development proposed is therefore acceptable subject to the degree of impact imposed on the historic integrity of the listed building.

Design

CS policy DC1 states that all development should be of a high quality and add value to the local area. In accordance with policy DC2, the council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interest of acknowledged importance. This is to be achieved through resisting development which would harm or be detrimental to the special character and historic heritage of District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of and an area and those interests of acknowledged importance; and, preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate sensitive development.

In considering this application, the Conservation Officer has taking into account the following factors:

- The windows removed were not historic timber vertically sliding sash windows, they were top-hung and had no sash-boxes. The glazing bars were crude, without moulding detail.
- The replacement windows have been inserted in the same position as originals, the proportions of the sash windows have been retained, the method of opening has been retained. From a distance the replacement sash windows appear very similar to the ones removed. This is very evident on the north-west elevation where gable windows can be compared. The replacement windows are not publicly visible.

It is recognised that the replacement windows do not represent best conservation practice. The Conservation Officer has commented that had consent been sought for replacement windows, an improvement in the design would have been sought above and beyond those that have been installed. The Conservation Officer goes onto conclude that the replacement sash windows are no more harmful to the special interests of the Listed Building than the originals.

CONCLUSION / PLANNING BALANCE

Taking account of the comments received from the Conservation Officer, it is considered that the works carried out do not result in significant demonstrable harm to the historic integrity of the listed building and therefore accords with policy DC2 and Chapter 12 of the NPPF.

OFFICER RECOMMENDATION : Approve
Case Officer: Lisa Howard
Recommendation Date: 19.01.2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council