

## DELEGATED DECISION REPORT

---

SMD/2016/0621  
Valid 06/10/2016

CALTON MOOR HOUSE  
ASHBOURNE ROAD  
CALTON MOOR  
ASHBOURNE

LISTED BUILDING CONSENT  
OF CHANGE OF USE OF  
ANCILLARY BUILDING TO  
HOLIDAY ACCOMMODATION

(LISTED BUILDING CONSENT -  
ALTERATION)

---

### MAIN ISSUES

- Principle of development;
- Impact of the proposed development on the architectural and historic interests of this Grade II curtilage building and its setting including the adjacent Grade II dwelling Calton Moor House.

•

### DESCRIPTION OF SITE

The application building comprises of a former farm building constructed from stone under a plain clay tile roof. The building which has a 'L' shaped footprint was originally open on the southern elevation although this has now been enclosed with a mix of glass and timberwork. Originally it formed part of the neighbouring Grade II Listed Building Calton Moor House which lies to the east although it is now separated from it both physically and in terms of ownership although it remains listed by historical association. A large two storey agricultural building lies at right angles to the south west of the site with a range of more modern and functional portal framed buildings beyond. Meadow Side, a modern detached bungalow, sits some 70m due south.

### PROPOSAL

This is a listed building application which seeks consent to change the use of the building to a stand alone independent holiday let. An accompanying listed building application has been submitted under reference number SMD/2016/0620 and is being considered separately.

### 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

SS6a Other Rural Areas Area Strategy

DC1 Design Considerations

DC2 The Historic Environment  
DC3 Landscape and Settlement Setting  
E3 Tourism and Cultural Development  
R1 Rural Diversification  
T1 Development and Sustainable Transport

## **National Planning Policy Framework**

Chapter 3 Supporting a Prosperous Rural Economy  
Chapter 7 Requiring Good Design  
Chapter 11 Conserving and Enhancing the Natural Environment  
Chapter 12 Conserving and Enhancing the Historic Environment

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2003/0564

Conversion of barn to holiday accommodation Approved with Conditions

SMD/2008/0528

Extension to and conversion of outbuilding to provide ancillary residential use.  
Refused

SMD/2008/0595

Extension to and conversion of outbuilding to provide ancillary residential use.  
Refused

SMD/2008/1148

Conversion of outbuilding to provide ancillary residential accommodation. Approved  
with conditions.

SMD/2008/1355

Conversion of outbuilding to provide ancillary accommodation for holiday  
accommodation Approved with Conditions

SMD/2008/1360

Listed building consent for conversion of outbuilding to provide ancillary  
accommodation for holiday accommodation Approved with Conditions

SMD/2009/0408 Discharge of conditions.

SMD/2009/1186

Erection of freestanding wind turbine Approved with Conditions

SMD/1996/0429

Formation of vehicular access. Approved with Conditions

## **CONSULTATIONS**

### **Publicity**

Site notice displayed and application publicised in local paper.

### **Public Comments**

No representations received.

### **Town / Parish Comments**

No representations received.

### **Conservation Officer**

No objections in principle.

## **OFFICER COMMENTS**

Planning permission and listed building consent to convert the building into ancillary accommodation for the adjacent holiday accommodation was approved subject to conditions under application numbers SMD/2008/1355 & SMD/2008/1360. Whilst the permissions have been partly implemented consent is now sought to convert the building into independent stand alone accommodation which would provide a modest two bedroomed unit. An additional window was proposed as part of the scheme although this has subsequently been removed following discussions with the case officer. A block plan shows that the proposed unit would be provided with a modest curtilage area which includes a patio area to the front of the building and designated parking and turning provision.

CS Policy SS6c is the Other Rural Areas Area Strategy Policy, includes the countryside outside of the development and infill boundaries of the towns and villages. Within these areas, development should meet local needs housing, support the rural diversification and sustainability of rural areas or promote sustainable tourism. CS Policy R1 provides for rural diversification stating that wherever possible development should be within suitably located buildings which are appropriate for conversion. R1 also states that "Priority will be given to the re-use of rural buildings for commercial enterprise, including tourism uses, where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings". For conversion to residential use Policy R2 would invoke a requirement for a marketing exercise to demonstrate that continued business use was not viable. In this case given that the proposal is for a business use prior marketing is not strictly required.

CS Policy E3 requires tourism development to be in sustainable locations. Specifically CS Policy E3 requires that new tourist and visitor accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering, good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. They should normally be located in or close

to settlements where local services, facilities and public transport are available or in areas specifically allocated for tourism development. Policy CS E3 goes on to say that outside of these locations, new accommodation, attractions and facilities should normally be limited to the conversion of existing buildings.

Paragraph 17 of the NPPF seeks to ensure that new development secures a high standard of design and that it takes account of the character of different areas. Similarly paragraph 58 advises that new development should respond to local character and reflect the identity of local surroundings and materials. Policies DC1 and DC3 of the adopted Core Strategy are consistent with this ethos and seek to ensure that new development is of a character, form and design which respects local distinctiveness.

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 application building is considered to be a vernacular building which is structurally sound and easily capable of conversion. The proposed conversion shall take place within the shell of the existing building and no new openings are required or proposed. The submitted plans show that the building will be provided with a modest curtilage and patio area which are not considered to detract from the setting of the listed barn or the adjacent listed dwelling.

The main issue is that although some conversion works have already been undertaken under the previous permissions the detail of these is unsatisfactory. The timber infill panels have not been recessed far enough and the first floor window is too domestic in nature. The stain to the timberwork is also not dark enough. Whilst conditions attached to the previous planning and listed building permissions required these details to be submitted and agreed nothing was formally discharged. It is considered that these matters need to be addressed as part of this application and suitably worded conditions have therefore been attached.

## **CONCLUSION / PLANNING BALANCE**

Subject to conditions controlling minor design matters it is considered that the proposed development would not harm the special or architectural interests of this grade II listed building or its setting including the adjacent Grade II dwellinghouse.

know as Calton Moor House. In this regard it is considered that the proposal accords with government guidance and policy DC2 of the adopted Core Strategy.

**OFFICER RECOMMENDATION :**     **Approve subject to conditions regarding statutory time limit, amended plans and minor design modifications.**

**Case Officer: Teresa Critchlow**

**Recommendation Date: 6<sup>th</sup> March 2017**

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**