DELEGATED DECISION REPORT

SMD/2017/0245 **Valid 13/04/2017**	**CAVERSWALL CASTLE** **BLYTHE BRIDGE ROAD** **CAVERSWALL**	**PROPOSED NEW TIMBER GATES TO PEDESTRIAN WALKWAY TO REPLACE EXISTING METAL GATES** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on Listed building and Conservation Area, Design

PROPOSAL

The proposal is for replacement gates within the grounds of Caverswall Castle, Grade 1 Listed building. The gates enclose the walkway which runs around the moat to the south east of the castle. The existing gates are tubular metal, painted black and affixed onto posts set into the ground. They are subject of an enforcement notice dated 11th November 2008 for their removal; they are unauthorised. The proposal is for timber replacements. A Heritage Statement is submitted which refers to the proposed gates matching the design and materials of the existing gates at the main entrance. It says the hinges and fixings will be wrought iron and the gates attached to the existing independent posts thus no physical attachment to the historic fabric. The height of the gates will be just below the existing stone copings.

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
DC 2 Heritage

National Planning Policy Framework

CONSULTATIONS

Publicity

Site Notice expiry date: 12/6/17

Neighbour consultation period ends: 29/5/17
Press Advert: 7/6/17

Public Comments – None received

Town / **Parish Comments –** None received

Conservation Officer – No objection subject to conditions

OFFICER COMMENTS

The gates are to replace existing gates within the grounds of Caverswall Castle, a Grade 1 Listed building. The site also lies within the Caverswall Conservation Area. A LBC application accompanied this planning application but having visited the site it is clear that the gates are to be affixed to existing free standing metal poles. As such there is no physical attachment to any part of the Listed fabric, LBC consent is not required and the application has thus been returned.

There is no objection to the proposed timber gates. They replicate existing timber gates on the estate. They are simple in design and as the Conservation Officer notes, it is reasonable to install solid gates for privacy. Subject to conditions to secure detail on construction, posts, hinges, fixings and finish the application is acceptable from a design perspective. It will have no adverse impact on the Listed building, its setting or the Conservation Area. It accords with Polices DC1 and DC2 and the NPPF and is sustainable development. A recommendation of approval is made.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jane Curley
Recommendation Date: 12th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council