

# **PLANNING, HERITAGE AND DESIGN & ACCESS STATEMENT**

**PROPOSAL : INTERNAL ALTERATIONS INCLUDING NEW STAIR CASE  
AND INSTALLATION OF 5 ROOFLIGHTS TO FACILITATE  
LOFT CONVERSION PROVIDING AN ADDITIONAL  
BEDROOM AND EN-SUITE FACILITIES**

**ADDRESS : NEWHALL FARMHOUSE, HAZLES CROSS ROAD,  
KINGSLEY, ST10 2AY**

**APPLICANT : MR & MRS DAVIES**

**DATE : MAY 2018**

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## **1.0 INTRODUCTION**

Sammons Architectural Ltd have been appointed by Mr & Mrs Davies to prepare and submit a planning, design and access statement / heritage statement to accompany a listed building consent application to Staffordshire Moorlands District Council for a loft conversion at Newhall Farmhouse, Hazles Cross Road, Kingsley. The application is accompanied by a full set of drawings which should be read in conjunction with this statement.

## **2.0 SITE DESCRIPTION**

Newhall Farmhouse is a Grade II listed building located within the village of Kingsley. Hazlescros Road links Kingsley High Street with Hazles Cross. Newhall Farmhouse is a former farmhouse now used as a single dwelling. Within the curtilage of the farmhouse is a large traditional brick barn (to the north west of the farmhouse) which has recently been converted into residential use and a large modern outbuilding that replaced an earlier traditional barn. The former farmland has been lost, partly having been merged into neighbouring farms and partly having been developed by an earlier owner for housing. Given the nature of the proposal it is considered that the appropriate assessment area should consist of the application site.

The physical characteristics of the assessment area consist of the two storey farmhouse, the farm barn and the more modern garage/workshop building. The former C18th farmhouse is principally constructed of brick with a plain clay tile roof incorporating stone parapets at the gables. There is evidence that some of the upper floor elevations are more recent additions or alterations. The gable facing south east is constructed from coursed stone with stone mullion windows. There are also patches of former store walls within the brick structure. The farm barn is a large brick building which lies contiguous with the north western boundary of the site. It is two storeys and constructed of brick with a plain clay tile roof. The garage / workshop is at the rear of the farmhouse and is a block building with a corrugated sheet roof.

## **3.0 PROPOSAL**

The application proposes the conversion of the existing loft to provide additional residential accommodation comprising of a bedroom with bathroom, walk through wardrobe and separate dressing area. Five Fakro conservation style rooflights will be inserted in the existing roof plane of the building to facilitate the proposed development.

Internally the proposed development requires the formation of the opening in the existing ceiling and the installation of a new staircase to provide access between the floors. Additional timbers will need to be provided within the existing floor void to support the stairs and the existing floor will need to be raised in height to suit the proposal as indicated. With the exception of one existing purlin which will need to be removed all other rafters and roof timbers will be maintained and the roof will be thermally upgraded to comply with building regulations.

## **4.0 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 ?

The Planning (Listed Buildings and Conservation Areas) Act 1990 places the following duties on planning authorities when determining applications for listed building consent and planning permission in Conservation Areas.

In determining a listed building application Section 16 requires the Local Planning Authority to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Section 66 (1) states that in considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority or the Secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

#### National Planning Policy Framework

Chapter 12 of the National Planning Policy Framework, 'Conserving and Enhancing the Historic Environment' is also highly relevant to the determination of applications which relate to designated heritage assets. Regard should be had to paragraph 132 of the NPPF which states that 'when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation'. Special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 134 (NPPF) states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'. Paragraph 135 (NPPF) states that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. Local Planning Authorities should look for opportunities for new development ... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'. (Paragraph 137, NPPF).

The Historic England setting guidance (GPA - December 2017) recommends a approach to proportionate decision taking and the following steps:-

1. Identify which heritage assets and their settings are affected.
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful on the significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 128).

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant:-

## 5.0 Assessment

### Principle

Lying within the settlement boundary of Kingsley and given its existing residential use the principle of the loft conversion to provide additional residential accommodation is considered acceptable subject to the relevant material planning considerations set out below:-

### Design Considerations/Impact on the listed building

Newhall Farmhouse is a grade II listed building which was listed on 3rd January 1967. The listing details are as follows:-

*Farmhouse, Late C18 with mid-C19 alterations. Coursed dressed and squared stone with sections rebuilt in brick; steep pitched tiled roof; verge parapets with pitched copings and corbelled kneelers; brick end stacks. T shaped plan. 2 storey, 2 window front, projecting gabled wing of stone to right; raised string at first floor attic level,. single range of C19 four light chamfered mullioned windows, deeper to ground floor set back wing to left mostly brickwork. C20 casement windows, segmental headed to ground floor right; entrance against return angle; C20 glazed door. Lower wing to left.*

To the south east of the application building, and separated by a short range of terraced properties, lies Elm Tree Farmhouse with no 44 High Street further beyond. To the north west on the opposite side of Hazlescros Road lies the former Old Rectory all of which are grade II listed.

The fact that a building is listed should not, in itself be used as a reason for not allowing alterations or extensions. The opportunities for alterations and extensions will however largely depend on the age, style and location of the building and how much it has previously been altered.

Due to the nature of the proposals, there would be no increase in the footprint of the building and the scale of the building would not change.

The proposed alterations will not affect the setting of the listed building and have no significant impact on the internal historic features of the property. Though some internal changes are proposed these do not involve historic walls of the Grade II listed buildings and with the exception of the removal of one timber truss consist of internal stud partitions which can easily be removed. The proposed staircase would be located centrally within the building and would not result in a significant intrusion in the arrangement of the original dwellinghouse.

The main alterations to the building relate to the provision of 5 Fakro rooflights to facilitate the proposed development. The proposed roof lights would be small in scale and set below the ridge line. They would be of a conservation style with a central vertical glazing bar and have a black powder coated frame. The size, scale, number and positioning of the rooflights has been carefully considered to ensure that the special and historic interest of the building is not compromised. The proposed works/alterations are all in line with policy guidance contained within the local and national planning policies which clearly resist any development that causes harm to the historic environment and properties.

## 6. 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 is considered to accord with policies in the Development Plan and guidance contained within the National Planning Policy Framework as it would not detract from or harm the special and historic interests of the Grade II listed building or its setting. The proposals reflect the historic character of the building and the surrounding area. The Local Planning Authority is therefore respectfully requested to support this listed building consent application and we welcome the opportunity to discuss the application and possible planning conditions where necessary.

## **USE**

The application site relates to a single residential dwelling which lies within the Kingsley settlement boundary. The building which is Grade II listed lies within a predominately residential area. It is not proposed to change the use of the building.

## **AMOUNT / LAYOUT**

No extensions or increase in floor area are proposed as part of the proposed development.

## **SCALE**

The scale of the existing dwelling would not be affected as part of the proposed works. The works do not alter the scale, size or height of the buildings.

## **LANDSCAPING**

The existing site benefits from mature landscaping and no additional landscaping is proposed as part of this application.

## **APPEARANCE**

The proposed works include a number of alterations/changes to the appearance of the grade II listed building with the insertion of 5 rooflights into the existing roof plane. The rooflights will be of a conservation style and fitted flush with the roof slope. Internally alterations will comprise of the provision of a new staircase to give access to the converted roof space and the provision of internal partitions. The design approach is considered to be sensitive and respects the historic character and appearance of the listed building.

## **ACCESS**

No access changes are proposed as part of this development. Access to the property will remain as existing from the street.