

DELEGATED DECISION REPORT

SMD/2018/0265
Valid 04/05/2018

**BELMONT FARM BELMONT
ROAD
IPSTONES**

**LISTED BUILDING CONSENT
FOR RECONSTRUCTION OF
OUTBUILDING AND OTHER
INTERNAL ALTERATIONS.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Design and visual impact;
- Impact upon the Listed Building;

DESCRIPTION OF SITE

The application site is Belmont Farm, Belmont Road, Ipstones. The property consists of a 'U' shaped arrangement of buildings surrounding an external courtyard of cobble/setts (original) and overlaid concrete. Although the building reads as a single residence it is in fact split into two dwellings, Belmont Farm Cottage being located in the north-western corner of the building. The application dwelling is located within the southern side of the western wing, its farm buildings being located to the north and east.

The site is accessed via an unmade farm track which is shared with the occupants of Belmont Farm Cottage. The access track links directly to Belmont road which is lower in level compared to the application site and in part runs alongside a fishing pool. To the west of the application site there are far reaching open countryside views. Part of the site can be seen from Belmont Road to the north, but not the outbuilding to be developed as this is tucked to the rear of the western facing wing.

PROPOSAL

This is a Listed Building application for the reconstruction of an outbuilding and internal alterations. This application is accompanied by a Full planning application for Householder development (SMD/2018/0264) which is currently pending a decision. The application is accompanied by a Design/Access and Heritage Statement which confirms that the scheme involves the following works;

- Replace a breezeblock out-house structure with a stone and tile utility room;
- Insert a doorway to replace a former window connecting the farmhouse with the new utility;

- Insert a new gritstone fireplace surround to the ground floor drawing room and repair the hearth to the kitchen fireplace;
- Insert a new internal partition at first floor level to create a corridor;
- Floor repairs using Limecrete and relay red and blue clay tiles;
- Repair in-situ staircase and replace rotten joinery.

Some of the internal works have already been undertaken.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6c	Other Rural Areas Area Strategy
DC1	Design Considerations
DC2	This Historic Environment
R1	Rural Diversification
R2	Rural Housing

Supplementary Planning Guidance

Design Principles for Development in the Staffordshire Moorlands

1. New Dwellings and Extensions to Dwellings.
2. Repairs and alterations to Listed Buildings.

Supplementary Planning Document

1. Staffordshire Moorlands design Guide.

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

- 7: Requiring good design.
12: Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

10/00076/LBC	Internal and external alterations. Approved.
10/00607/FUL	Construction of garage/store. Approved.
10/00973/REM_1	Extension of time limit for implementation of planning approval 10/00607/FUL (construction of garage). Approved.

SMD/2018/0264 Reconstruction of outbuilding and other internal alterations.
Pending a decision.

CONSULTATIONS

Publicity

Site Notice expiry date: 09/07/2018
Press Advert expires: 13/6/2018 (Cheadle and Tean Times).

Public Comments: None received.

Ipstones Parish Council: Support the application.

Public Rights of Way (SCC): Public Footpath No. 19 Ipstones Parish runs to the western boundary of the site. From the application documents it does not appear that the footpath will be directly affected by the development. The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public. It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development or use of the site if the application is approved. The surface of the footpath must be kept in a state of repair such that the public right to use it can be exercised safely and at all times. Heavy vehicular use can cause the way to become unsuitable for use and in some instances dangerous.

Conservation officer: No objections subject to conditions.

Peak and Northern Footpaths Society: No representations received.

Severn Trent Water: the proposal has minimal impact upon the public sewerage system therefore no objections to the proposals and no drainage condition required.

Rambler's Association: No representations received.

OFFICER COMMENTS

The application site is located within open countryside (not Green Belt) and consists of a U shaped complex of Grade II Listed Buildings. The main part of the proposal is the replacement of an attached outbuilding and link it internally to extend the ground floor domestic living accommodation of Belmont Farm. The majority of the outbuilding would be demolished, the only part remaining being the southern facing

stone wall. This application is to consider only the Listed Building implications and is not intended for the consideration of the principle of the development, this will be done via the accompanying Full application, reference SMD/2018/0264.

The existing building has a footprint (measured externally) of approximately 2.8m x 4.9m with pitched roof. The proposal would see the external footprint being enlarged to approximately 3.2m x 4.9m, also with pitched roof. The small footprint increase and single storey height of the proposal would ensure that the extension would read as a truly subordinate addition to the dwelling. It would be set to the rear of the house within the courtyard and therefore not impacting upon the frontage of the dwelling or having any significant impact upon the surrounding open countryside. Users of the public footpath may be able to see the southern facing wall of the extension however this matter raises not concerns.

The use of coursed pink gritstone with lime-mortared joints, Staffordshire Blue tiles, cast-iron gutters/drainpipes, timber door, the re-use of two steel framed windows and the addition of two Conservation style roof lights is acceptable. The materials and general design proposals are considered to be appropriate for this location and compliment those of the existing building. The small scale of the extension and its location at the rear of the property ensures that there is no significant visual impact upon the dwelling frontage and no significant physical or visual harm to the building. The replacement of the existing structure is welcomed; it adds nothing the special interest of the building.

Internal alterations include repairs to the kitchen fireplace surround, repairs to the Parlour hearth, re-laying of floor tiles, re-plastering walls with lime plaster and the creation of a corridor through an existing first floor bedroom by the insertion of a stud partition wall.

The Council's Conservation officer has been involved in pre-application discussions with the owners and their conservation specialist and has previously visited the site. The Conservation officer comments that the application is 'comprehensive and proposes repairs based on best conservation practice and alterations which respect the historic interest of the Listed building'. It is considered that all of the proposed extensions are acceptable in terms of their resultant impact upon the Listed building. The works to retain, enhance and improve historic features are welcomed.

CONCLUSION / PLANNING BALANCE

The accompanying Full application deals with matters of the principle of development, relationship with the public footpath and neighbour amenity. Some of the internal works have been undertaken. The proposed extension is modest in size and clearly has a subordinate relationship with the existing property. The proposed building materials are acceptable, fitting in well with the style of the existing house and not having any adverse impact upon it either visually or physically. It is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 16/07/2018.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council