From: Bayliss, Gillian
Sent: 24 September 2019 14:56
To: Lisa Howard; Planning (SMDC)
Subject: SMD/2019/0571

Categories:

The Farmhouse, Breach Road, Brown Edge: Increasing the height of the 2005 extension.

The building was formerly on the Council's Buildings at Risk Register and in a dilapidated condition. The building was renovated in 2005 following the granting of planning permission and Listed Building Consent to provide a small side extension in order to improve the viability of the unit and facilitate its re-use. This followed lengthy negotiations regarding the size of the extension and the design inspiration was based on an agricultural cart shed. It is considered that the scale of the extension works well with the original building (if a little long) and does not compete with the historic form or layout of the Listed Building

Historic OS maps do not show the building having a larger footprint. The heritage statement suggests that the building possibly formed part of a much larger gentry farmhouse but no evidence is presented. Based on current information it is concluded that this is a small 17th century, two-bay farmhouse and its historic significance is in its small size, and represents one of a small number of surviving simple vernacular cottages which remain largely unaltered.

Raising the height of the 2005 side extension will create a much larger addition which will not be sufficiently subordinate to sit comfortably alongside the historic farmhouse. The historic scale, form and massing are essential features of the building's special interest and that interest will be harmed. A two storey extension is considered to be wholly inappropriate.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.