DELEGATED DECISION REPORT

SMD/2020/0283 **Valid 09/06/2020**	**THE OLD ENGINE HOUSE** **BIDDULPH ROAD** **MOW COP**	**LISTED BUILDING CONSENT FOR A PROPOSED RE-INSTATEMENT OF SOUTH EASTERN WING. RE-SUBMISSION FOLLOWING APPROVAL UNDER SMD/2019/0523 AND SMD/2019/0524** **(LISTED BUILDING CONSENT)**

MAIN ISSUES

- Heritage – Listed Building
- Design

DESCRIPTION OF SITE

Prominent stone building of obvious age and character in lone setting recently renovated from semi ruinous state. Originally the building was associated with adjacent colliery activity. The solidly proportioned form, stone arched windows and doorways and original cast iron window frames give the building a distinctive appearance. The building is Grade II Listed.

PROPOSAL

The proposal amounts to an amendment of a 2019 approved scheme to re-construct the two storey south east wing for which good photographic evidence of its original form is available. The proposed changes are for the first floor area to be used as habitable accommodation (whereas previously described in the approved scheme as storage/workshop). Also to make some design changes in terms of the garage door and internal layout to the garage. The proposal also involves opening a pedestrian door into the current extant dwelling in what will become (and originally once would have been) an internal wall.

The submitted planning statement refers to the proposal as “a garage with granny annexe over” and refers to “providing the much needed garaging and storage” without “introducing further outbuildings conflicting with the standalone building”.

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

SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
NE1 Biodiversity
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

Local Plan process

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).
In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". As the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
83/11759/OLDDC – proposed conversion of old workshops to dwelling house – refused
12/00674/FUL – proposed conversion of the Old Engine House to dwelling approved
12/00680/LBC – proposed conversion of the Old Engine House to dwelling
SMD/2019/0037 – proposed change of use of land to allow re-location of domestic curtilage – withdrawn
SMD/2019/0038 – Listed Building Consent for proposed change of use of land to allow re-location of domestic curtilage – withdrawn
SMD/2019/0042 – proposed detached garage and patio – withdrawn
SMD/2019/0043 – Listed Building Consent for proposed detached garage and patio – withdrawn
SMD/2019/0523 – proposed re-instatement of the south eastern wing to the old engine house – approved
SMD/2019/0524 – LBC for proposed re-instatement of the south eastern wing to the old engine house – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 10th July 2020
Neighbour consultation period ends: 7th July 2020
Press Advert: 16th July 2020

Public Comments
None

Town / Parish Comments
Biddulph Town Council – recommend approval subject to Heritage Conservation Advice

Conservation Officer
Amendments acceptable within the context of the 2019 approval.

OFFICER COMMENTS

Principle of Development

Acceptability of the development in principle has been established by the 2019 consent. The switch in use of the first floor from storage to habited living space does not alter the planning use - it is residential either way and part of the one dwelling.

Design / Heritage

The approved scheme involves an arched vehicle entrance doorway in the easterly facing gable. This is now proposed as a square topped opening and a door is proposed to be fitted whereas in the approved scheme there was to be no door and a further garage door was to be formed internally. Similarly the arched side entrance (a remnant original piece of stone work – file photo 4467) was also to be open but is now proposed to have a door. Both doors would be solid timber (with no glazed elements) and would be fitted to a 0.17m recessed position within the openings.

There is not known or considered any historical reason why these openings should not have doors fitted and so no requirement in heritage terms for them not to have doors. The proposed designs in solid wood are suitable to complement the building character.

The change from an arched doorway to a square top in the gable opening is not of consequence and is arguably more correct as the last known entrance was a square topped door although this was perhaps unlikely to have been original.

The cutting of an opening internally at ground floor to connect with the extant dwelling is judged acceptable in heritage terms as a relatively minor intervention and one which may be considered justified to enable reasonable use of and enjoyment of the restored building. It is though recognised with reference to the submitted details of the 2012 original consent that this section of wall was by that date without an opening – but the south east wing was no longer extant and based on the pattern of the north west wing an internal opening may once have been present.

There is in other words uncertainty as to the historic form but if it is assumed that there is some harm by cutting of the door opening it is ‘less than substantial’ harm and it may be considered to be justified for this development which overall is beneficial to heritage and is helping to secure an optimum viable use.

Other changes to the internal layout of this re-built south east wing compared with the layout in the approved scheme would not be of consequence to heritage as no loss of historic features would be caused and the new residential use has already been accepted in principle.

CONCLUSION / PLANNING BALANCE

Overall the proposed development would replicate the known former building and therefore contribute towards sustaining the overall heritage asset. The proposed amendments do not significant alter the 2019 approvals.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 3rd August 2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council