

Planning and Heritage Statement incorporating Design and Access Matters

RETROSPECTIVE PLANNING AND LISTED BUILDING CONSENT FOR REBUILDING WORKS, REPLACEMENT GLAZING AND INFILLING OF INTERNAL DOORWAY BETWEEN THE FARMHOUSE AND SEMI DETACHED COTTAGE AT THE OLD NURSES COTTAGE, HAZELS CROSS ROAD, KINGSLEY, ST10 2AY

1.0 INTRODUCTION

1.1 This is a combined planning and listed building consent application which seeks retrospective consent for works undertaken to the Old Nurses Cottage, Hazels Cross Road, Kingsley.

1.2 The application building is part of a Grade II Listed Building. The principal Listed Building is Newhall Farmhouse a two-storey 18th century farmhouse predominately constructed of brick with a plain clay tile roof incorporating stone parapets at the gables. The listing description (3rd January 1967) refers to it as:-

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.

1.3 The application building is located on the south western gable of the farmhouse. Constructed from red facing brickwork under a plain clay tile roof it comprises of a two storey single cell building with a small lean to attached to its south eastern elevation. The building lies within a predominately residential area on the northern side of Hazels Cross Road which links Kingsley High Street with Hazels Cross.

1.4 Given the nature of the proposal it is considered that the appropriate assessment area should consist of the application site.

2.0 PLANNING POLICY

2.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

2.2 The revised National Planning Policy Framework (NPPF) was published in February 2019 and replaced a significant proportion of central government planning policy advice with immediate effect. It is the Government's clear intention that the document should be considered to be a material consideration

and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

2.3 Whilst the recently published NPPF does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications. The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise.

2.4 The Development Plan for the Staffordshire Moorlands comprises of the recently adopted Local Plan (September, 2020). The most relevant policies of the adopted Local Plan are considered to be SO1 (Spatial Objectives), SS1 (Development Principles); DC1 (Design Considerations); DC2 (Historic Environment). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

3.0 PLANNING HISTORY

3.1 Whilst there is an extensive planning history relating to Newhall Farmhouse, the principal building, the following applications are considered to be directly relevant to the application building now known as the Old Nurses Cottage:-

4.0 KEY PLANNING ISSUES

4.1 The application seeks retrospective planning and listed building consent for works which have been carried out to the property. Essentially these comprise of:-

- ☐ Rebuilding of the application building
- ☐ Replacement windows
- ☐ Infilling of doorway between application building and adjacent farmhouse

4.2 The planning history of the site (see section above) would indicate that the necessary planning and where appropriate listed building consents for the work described for above was applied for and granted however it is not clear whether the work was carried out in conjunction with the approved drawings or indeed whether details required by conditions were ever submitted and discharged.

4.3 The applicant is currently in the process of selling the property and therefore seeks assurance from the council that the works undertaken are acceptable.

4.4 The key issue for consideration is the impact of the works on the special historic and architectural interest of the listed building and its setting and whether the development is acceptable in terms of its impact upon the character and appearance of the application building and wider setting.

4.5 Policy DC2 of the Local Plan seeks to conserve and where possible enhance heritage assets including their setting in a manner appropriate to their significance. It says that protection of such assets and their setting will be given as set out in the NPPF. The NPPF also seeks to conserve and enhance the historic environment. Para 194 says that any harm to the significance of a designated asset should require clear and convincing justification. Para 196 says that where harm is judged to be less than substantial, it should be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use. In addition to this LPAs have a statutory duty under the 1990 Act to pay special regard to the desirability of preserving Listed buildings or their setting and that of Conservation Areas.

4.6 Item 1 (Rebuilding works)

The former outbuildings (now known as the Old Nurses Cottage) were rebuilt following the grant of consent in 1988. The resultant building was constructed on the same site and to the same dimensions as the previous building and from the same materials. The demolition and reconstruction of the building in this way preserved and safeguarded the future use of the building and resulted in no harm to the significance of the application building. Furthermore, it did not result in any harm to the character and appearance of the application building, its setting or valued characteristics of the wider area.

4.7 Item 2 (Replacement Windows)

Whilst the 1991 decision notice makes reference to alterations to windows the replacement windows provided to the Old Nurses Cottage were a like for like replacement and in so far as these works require listed building consent, replacing what was there before as obviously have no harm on the significance of the listed building.

4.8 Item 3 (Blocking up of Access)

The access between the principal farmhouse and The Old Nurses Cottage has been blocked with timber studding and plaster boarding. The existing doors were retained and a small cupboard formed approximately 50mm deep on the side to the Old Nurses Cottage with a larger recess housing the electricity metre to the farmhouse side. No materials were removed when the access was blocked and its relationship with the principal building is therefore retained. The works have therefore had a neutral impact on the significance of the listed building.

4.9 The planning merits in relation to this development, namely parking and impact upon residential amenity were considered under planning application SMD/2005/1184 which related to the change of use of the application building to form a separate dwelling. The proposed use and the proposed alterations that facilitate the new use were considered acceptable and not to be of a level that would cause harm to the heritage asset, its setting nor the character of the area

4.10 The historic purpose of the application building is to provide support to the principal dwelling. Its size and design and the quality of materials and detailing reflects this secondary role. The internal and external changes to the building are minor and do not diminish the character of the building. The conclusion of this assessment is that the retrospective works have not harmed the conservation asset of the application building nor of the principal Listed Building..

5.0 DESIGN AND ACCESS ISSUES

Use

The application seeks retrospective listed building and planning consent for internal and external works.

Amount

The application relates to the dwelling known as Old Nurses Cottage as show on the submitted drawings.

Layout

The layout is shown on the submitted drawings. The application building is attached to Newhall Farmhouse.

Scale

The proposed development does not seek to increase the scale of the application building.

Landscaping

The application buildings sits in a landscaped garden There will be no fomal landscaping proposed in this application.

Appearance

The retrospective works have no adverse impact upon the character and appearance of the application building or its setting.

Access

The site already has an established access onto Hazles Cross Road. No alterations are proposed to this arrangement as part of this application.