

DELEGATED DECISION REPORT

SMD/2021/0160
Valid 24/03/2021

31 HIGH STREET
UPPER TEAN

**LISTED BUILDING CONSENT
FOR THE CONVERSION OF
EXISTING FIRST FLOOR
STORE TO NON-HABITABLE
ANCILLARY DOMESTIC
ACCOMMODATION AND
REPLACEMENT WINDOWS TO
REAR ELEVATION AT FIRST
FLOOR.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

The primary duty of the planning authority when considering whether to grant listed building consent for any works is contained in the P(LBCA)A 1990 s.16. They must “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”

The NPPF requires 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

DESCRIPTION OF SITE

31 High Street is a Grade II listed Georgian building located on the main high street through the Upper Tean Conservation area.

The listing description states the main building, 31 High Street, dates from early to mid C19. The alley way construction is formed as part of the neighbouring building to the West, 29 High Street. This building shares similar architectural features such as dentilled cornicing at eaves level and Georgian window proportions, and construction type which would date it to a similar period. The Rear elevation and store are much less ornate in form than the front elevation with a simple corbel detail at eaves.

PROPOSAL

This application seeks Listed Building Consent for internal and external alterations to the redundant ground and first floor stores located to the North Westerly (rear) corner of the building which make up part of the partially covered alleyway between 29 and

31 High Street, and for the replacement of the timber framed single glazed windows to the first floor rear elevation.



The proposals seek to convert the currently redundant store at first floor to ancillary domestic accommodation in the form of a studio space; to include-

- Single room studio at first floor
- New external stair access
- Rationalised circulation at ground floor and improve access to existing ground floor store

This will include the creation of a new external opening to the Rear elevation at first floor through the existing rendered masonry wall, accessed by new metal spiral staircase and balcony. At ground floor, it is proposed to create a new external opening to the rear elevation rendered masonry wall and block up the existing opening to the east elevation.

Schedule of Works

External Works:

Existing lime plaster to Rear and Eastern elevation carefully removed. New openings formed as shown on drawings with galvanised steel lintels supporting structure above. Former east elevation opening blocked up using 2nos leafs of common brick retained from demolition materials from newly formed openings. Walls built/ made good/ and re-pointed with 3:1 lime mortar. New Lime render applied; 2nos (15-20mm ea) natural hydraulic lime base coat ; 1nos (max 4mm) through-colour finishing lime render in off-white to match extg house. Missing rainwater goods replaced with cast iron rainwater gutter and down pipe discharging to new gulley to East elevation; gutter on metal (painted black) rise and fall brackets.

Internal Works:

Walls: Existing blown lime plaster removed from surface and common brick work made good with 3:1 lime mortar. Where lime plaster is in sound condition it shall be retained and walls made good with scratch coat of lime plaster. 50mm woodfibre insulation board fully bonded to internal face and finished with Solo one-coat lime plaster and painted with water-based heritage paint.

Ceiling: Existing blown lath and plaster ceiling carefully removed and rafters cleaned and prepared to take new ceiling construction: 50mm woodfibre insulation board mechanically fixed to rafters and finished with Solo one-coat lime plaster and painted

with water-based heritage paint.

Floor (first floor): Existing timber floor boards carefully labelled and taken up (ready for relaying in same position); 100mm Glass mineral wool insulation bats laid between existing joists; board relayed. Original hatch entrance boarded over with inlaid timber frame (to denote existing location); new timber frame with tongue and groove boarding at ceiling level below (again to denote original location) Ground Floor Partition Wall: Existing ledge and brace boarded door re-hung on new metal sliding door ironmongery (painted black) and repainted with water-based heritage paint. Minor repairs made to existing crittal window (new single glazing pane to missing bottom right corner) and re-puttying as required: timber boarding repainted with water-based heritage paint.

Windows and Doors:

W01 & W02 (replacements): New timber framed flush casement windows with structural timber glazing bars and slim-line (14mm) double glazing: casement configuration to match existing All timbers painted white in water-based heritage paint. W03 Installation of Rooflights OMITTED FROM SCHEME with revised plans (24th May 2021)

W04: (first floor door) New timber framed external vertical boarded half glazed door and sidelight: It is proposed to re-use coloured glass panes found in storage at the property (see fig H06) in the creation of the new timber framed external door, and reuse art-deco style casements -again found in storage at the property- (see fig H07) for the side vision light: secondary glazing installed to the internal leaf of the glazing. All frames, casement timbers and tongue and groove panelling to be painted in water-based paint in heritage colours.

W05: (ground floor door) New timber ledge and brace door with vertical boards: board widths and chamfered edge detail to match existing internal door. Timbers painted in water-based heritage colours. All ironmongery to be metal (painted black)

W06: (FF East Elevation) Frameless glass panel to existing opening to East elevation: 14mm slim-line dg panel set deep with recess; timber casement concealed within new insulation zone.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

DC2 Protecting Historic Environment

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/1199 LBC consent windows and doors- Approved

SMD/2003/1200 Conservation area consent windows and doors- Approved

SMD/2017/0531 Change of Use (A1 to C3)- Approved

SMD/2017/0532 LBC consent Change of Use (A1 to C3)-Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021

Neighbour consultation period ends: 11th May 2021

Press Advert: 12th May 2021

Public Comments

None

Town / Parish Comments

Parish Council: Awaited

Conservation Officer

The lean-to addition is visually read as part of the unlisted property next door so I would not choose to argue that the works would affect the special interest of the Listed Building. Some of the installations would be rather ornate - with the leaded lights, balcony and spiral staircase, but on balance I don't consider that they would be harmful. I would suggest that the rooflight is omitted to keep the roof slope undisturbed and reduce visual clutter. Apart from that I have no concerns. We have all the details in the application.

OFFICER COMMENTS

The works proposed would further consolidate and facilitate the residential use of the former shop premises as a dwellinghouse (permitted in 2017) by incorporating and converting a functional first floor space and lean to at the rear, previously used as a shop store.



The consensus, with consideration of the conservation officers comments, appears to be that the lean to element is visually read as part of the unlisted residential property adjacent. The works and alterations would not harm the special interest of the listed building and the application is suitably detailed. Revised plans have omitted the installation of roof lights from the roof and supplemented the details of window installation, in response to conservation officer's comments.

CONCLUSION / PLANNING BALANCE

The proposals would continue to sustain the heritage asset without causing harm to the special interest of the listed building, full details are provided in the application, and further details are not required.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28/05/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council