

DELEGATED DECISION REPORT

SMD/2021/0297
Valid 19/05/2021

CHESTNUT COTTAGE
HORSE ROAD
ALTON

**INTERNAL ALTERATIONS TO
CONVERT FIRST FLOOR
ROOM IN TO BATHROOM.
INSTALL CONNECTION TO
SOIL PIPE AND EXTRACTOR
PIPE WITH GRILL.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage – Listed Building Grade 2

DESCRIPTION OF SITE

The external pipe work is to a stone elevation previously altered – perhaps historically – of a lean-to element in an alcove at the rear of the property wholly out of sight from public view. Work appeared to be underway at the date of LPA visit.

The site is within the Alton Village Development Boundary and within the Alton Conservation Area. A public footpath right of way passes along the front (south side) of the front garden to the dwelling.

PROPOSAL

As in the application description and submitted drawings. The application is accompanied by a combined Heritage and Design and Access Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Village Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on recent record

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2021

Neighbour consultation period ends: 16th June 2021

Press Advert: 30th June 2021

Public Comments

None

Town / Parish Comments

Alton Parish Council – no objections

Historic England

Consultation with Historic England not a statutory requirement for this application – refer to the LPA's specialist heritage conservation adviser.

SMDC Heritage Conservation Officer

No impact on the historic interest of the property. No conditions are required. Notes the work appears to be partly retrospective with the soil pipe work having been largely completed.

OFFICER COMMENTS

Principle of Development

The proposals are subject to determination in accordance with the requirements for Listed Building consent. No Conservation Area considerations or requirements are triggered.

As regards the Listed Building there is a statutory duty placed on the LPA, under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Building affected, and its setting and "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".

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 193 states 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".

Paragraph 194 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 196 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

Heritage

On the advice of the Conservation Officer the proposals are found to be acceptable and no special conditions are required.

CONCLUSION / PLANNING BALANCE

With there being no identified harm to the historic interest there is no requirement in this case to balance the impacts with any public benefit (NPPF 196). The scheme is acceptable and should be approved.

OFFICER RECOMMENDATION : Grant Listed Building Consent

Case Officer: Arne Swithenbank

Recommendation Date: 14th July 2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council