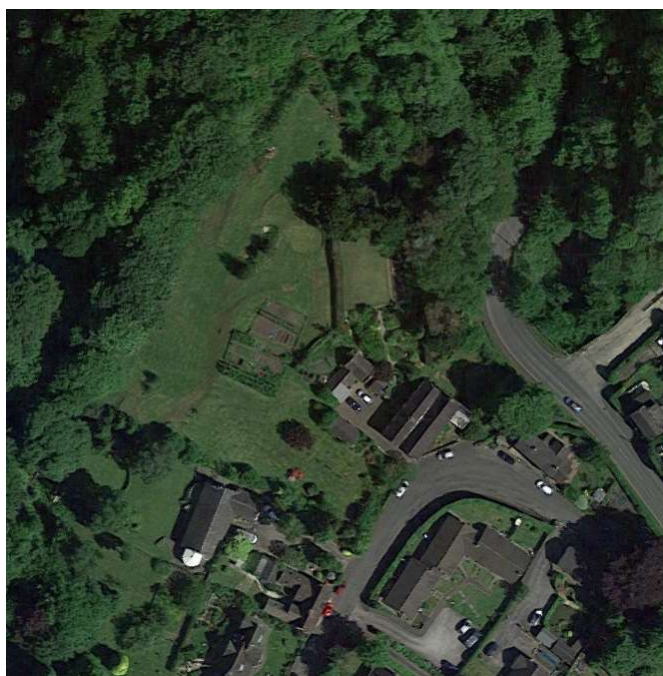


PLANNING, HERITAGE STATEMENT INCORPORATING DESIGN & ACCESS MATTERS



PROPOSAL : EXTERNAL ALTERATIONS TO EXISTING GARAGE

**ADDRESS : THE STONE HOUSE, MALTHOUSE ROAD, ALTON,
ST10 4AG**

APPLICANT : DR & MRS WEBSTER

DATE : FEBRUARY 2022

JOB No. : 2015-2078

CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

9.0 ACCESS

10.0 PLANNING POLICY

10.0 PLANNING ASSESSMENT INCLUDING HERITAGE ASSESSM

11.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Dr & Mrs Webster to prepare and submit a listed building consent application to Staffordshire Moorlands District Council for external alterations to an existing garage building at The Stone House, Malthouse Road, Alton. The application is accompanied by drawing numbers 2015-2078-31A, 2015-2078-32B and 2015-2078-33A which should be read in conjunction with this statement.

2.0 USE

The application proposes alterations to an existing garage and the proposal seeks to retain this use.

3.0 AMOUNT

The application building measures 7.060m long x 4m deep.

4.0 LAYOUT

The application building is existing and is shown on drawing number 2015-2078-31A

5.0 SCALE

The application building is one and a half storeys high and measures 3.25m to the eaves and 5.23m to the ridge.

6.0 LANDSCAPING

No additional landscaping is proposed as part of this application. A landscaping scheme was submitted and is required to be implemented as part of the approval for the new dwelling which this building would serve (application reference SMD/2019/0342).

7.0 APPEARANCE

The application building is existing and is considered to be a traditional and vernacular building constructed from red facing brickwork under a plain clay tile roof.

8.0 ACCESS

The proposal will use the new access off Malthouse Road which has already been approved as part of the consideration of the new dwelling recently approved under application number SMD/2019/0342.

9.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Staffordshire Moorlands Local Plan (adopted September 2020). The following is considered relevant:

Core Strategy,

- S01 Spatial Objectives
- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development

SS8	Larger Villages Area Strategy
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

The National Planning Policy Framework (2019) places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

Paragraphs 1 – 14.

Chapter 12 Achieving well-designed places

Chapter 15 Conserving and enhancing the natural environment

Chapter 16 Conserving and enhancing the historic environment

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 47).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 10).
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 80)
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 8)
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (para 18).
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (para 78)
- To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (para 59)
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 124)
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more

than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 189)

- 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 (para 192)

10.0 PLANNING ASSESSMENT INCLUDING HERITAGE STATEMENT

Planning permission to construct a new dwelling on land adjacent to the Stone House, Malthouse Road, Alton was recently secured by the applicant under application number SMD/2019/0342. All pre-commencement planning conditions have been discharged and work on the build is currently in progress. A condition on the planning permission removed permitted development rights for outbuildings. The new dwelling sits in a large plot and it is clear that a building of some sort will be required to house lawnmowers, wheelbarrows, and tools required in connection with the ongoing maintenance of the building and plot itself. The applicants still own the host building, the Stone House, which contains a number of traditional buildings in its rear garden. One of these sits alongside the shared boundary with the new dwelling and it is considered preferable to use this building as opposed to build a new structure within the curtilage of the building. Whilst the building sits on the shared boundary it currently can only be accessed from the rear of Stone House which is obviously not appropriate. The proposal therefore seeks to block up the existing three openings on the side elevation facing the Stone House (north east) and provide a new opening in the north western gable. The south east and south western elevations of the existing building will be unchanged.

During the submission of the previous application for the new dwelling a Heritage Statement was carried out by Melanie Morris Dip. Arch. Cons, IHBC, MRTPI. The main points made and its conclusions are: -

1. Historically, the application site was not part of the curtilage of The Stone House, nor was it a garden. It was a separate plot of land used as an allotment and orchard and contained ponds, and was purchased by the applicant's father in the 1940s.
2. The character of Malthouse Road is one of continuous infill development. The early 17th Century buildings are located at the front of their plots. The 20th Century infill developments are set back, leaving the early buildings to retain their prominence in the street scene. They also close off views of the landscape behind.
3. The alignment of Malthouse Road gives a long view of Alton Castle.
4. Stone House is a Grade II Listed Building. Its origins are mid-17th Century, remodelled in the 1820s when it was also doubled in size.
5. Historically, Stone House was never intended to have an outlook towards the application site.
6. The application site makes no specific contribution to the significance of The Stone House- it remains detached both visually and functionally, with a separate access from Malthouse Road.
7. The house is appreciated from the north-east end of Malthouse Road, where it is a focal point of the view. However, the application site makes no specific contribution to this view.
8. The site makes no contribution to understanding the significance of The Stone House as a domestic building- it merely provides a gap across which we can see the rear wing of the listed building. Provided that this gap is maintained and that we can still see and appreciate the listed building from Malthouse Road, then it is considered that the proposed development

will not affect our ability to appreciate the listed building, will preserve its setting and will not cause any harm.

Sections 16 and 66 the Planning (Listed Buildings and Conservation Areas) Act 1990 require the LPA to have regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. 2. Paragraph 197 of the National Planning Policy Framework 2021 (hereafter referred to as "the NPPF 2021" states:

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF 2021 continues: 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.

Paragraph 202 of the NPPF 2021 states: 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, where appropriate, securing its optimum viable use.

Local Plan policy and the Planning Framework support sustainable development. The proposal seeks to reuse an existing building rather than provide a purpose built structure. The curtilage buildings which form a courtyard to the rear of the dwellinghouse are not listed in their own right but listed by virtue of being within the curtilage. The proposed alterations are sympathetic to the building. The infilling works would be undertaken with a matching reclaimed brick which would be inset within the reveals by 25mm allowing the openings to still be read. The new doorway, whilst unfortunate is required to facilitate the use of the building, and has been positioned on the gable least visible from the listed building and the highway. It would be fitted with a double door set with ironmongery to include iron hook hinges and straps. The proposed alterations would be easily reversible.

From Malthouse Road the external appearance of the application building would not change as no alterations are proposed to the south east elevation or south western gable. The proposed development will not affect the ability to appreciate the listed building, will preserve its setting and will not cause any harm. Furthermore, the application building will continue to be read as part of The Stone House and its relationship and identity with it will be preserved.

There are a number of individual stone buildings which contribute to the character of the Conservation Area. Along Malthouse Road, these are "distinguished by their unusual orientation or large blocky masonry, by being located along the edge of the road and by the evidence of quarried-out outcrops. The interlacing of the pattern of new and old development, with spaces and gaps interwoven with the early buildings and enclosure are what characterises this part of the conservation area". Whilst it is considered that this character has been diluted by a large variety of building materials and forms and a high proportion of post 1900 houses, this does not mean that this sets a precedent for further inappropriate development. However, "provided that the interwoven spaces and the identity of the individual stone buildings and enclosed frontages are preserved then there is no reason why the proposed development will not preserve the character of the Conservation Area". Given that the application relates to an existing building and that no extensions are proposed the proposed development preserves the staggered building lines and will preserve

the character of Malthouse Road. The Statement, therefore, concludes that the proposed development has no impact on the significance, character or appearance of Malthouse Road and the Alton Conservation Area.

Consequently, the proposed works would not be harmful to the special architectural or historic interest of this curtilage Grade II Listed Building and nor would it harm the significance of the building as a designated heritage asset or the setting of the Listed Building.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of sustainable development and is committed to increasing levels of growth. The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The application accords with policies in the Development Plan and guidance contained within the National Planning Policy Framework. At the heart of the Framework is the presumption in favour of sustainable development. The application proposes the sensitive re-use of an existing building which lies within a village location. The proposal therefore represents sustainable development. The alterations required to facilitate its use in connection with the adjacent dwellinghouse as opposed to the existing dwellings are minimal and easily reversible and would not be harmful to the special architectural or historic interest of this curtilage Grade II Listed Building and nor would it harm the significance of the building as a designated heritage asset or the setting of the Listed Building.