

DELEGATED DECISION REPORT

SMD/2021/0484
Valid 22/07/2021

SHARPCLIFFE HALL
BRADSHAW LANE
IPSTONES

**LISTED BUILDING CONSENT
FOR REFURBISHMENT AND
REPAIR OF EXISTING
STRUCTURE INCLUDING
REPLACEMENT DOORS AND
WINDOWS AND
INSTALLATION OF BIOMASS
BOILER IN ROOM FORMERLY
USED FOR
WORKSHOP/BOILER HOUSE**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

Impact on the character and appearance of the Grade II* Listed Building.

DESCRIPTION OF SITE

The application site comprises part of a single storey outbuilding located to the rear of Sharpcliffe Hall.

Sharpcliffe Hall comprises a large Grade II* Listed Building which, according to the Historic England Listing, dates from the 17th Century. It was previously on the 'Buildings at Risk' list prior to the current owner purchasing the estate. It is situated in a very isolated rural location northwest of Ipstones village, accessed via a long private driveway from Bradshaw Lane. The application site is located in the Open Countryside.

PROPOSAL

Listed Building Consent is required for the refurbishment and repair of part of an attached single storey outbuilding, including the:

- Installation of a biomass boiler and associated equipment inside the building;
- Installation of a roller shutter door with timber doors in front within an existing floor-to-ceiling opening;
- Replacement of the existing windows and exterior doors;
- Repointing of the existing brickwork and replacement of spalled bricks where necessary; and
- Installation of a flue.

The planning agent has confirmed that some of the works were undertaken by the previous owner of the hall and some of the works have been undertaken by the applicant. All of the works have been completed and therefore the application is retrospective.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/0632	Listed Building Consent for part demolition and alterations Approved
SMD/2003/0633	Change of use, extension and alterations Refused Appeal Allowed
SMD/2003/0634	Listed Building Consent for part demolition and alterations Approved
SMD/2003/0643	Change of use and alterations Refused Appeal Allowed
SMD/2007/0963	Replacement of metal casement windows Approved
SMD/2018/0069	Listed Building Consent for flat roof repairs, replacement of some timber and solid floors, restoration of metal windows / stone surrounds, replacement rainwater goods and miscellaneous like for like repairs to fabric due to water penetration and rot including repointing, timbers and stone. Approved
SMD/2018/0615	Listed building consent for repairs and part replacement of building fabric including roof finishes, roof and floor timbers, restoration of metal windows and stone surrounds, replacement

rainwater goods and miscellaneous like for like repairs to fabric due to water penetration, collapse of structure and rot including repointing
Approved

SMD/2018/0652 Demolition of rear two storey element forming squash court and part erected/demolished adjoining section, together with part single storey forming old living room area and formation of terraces area.
Approved

SMD/2018/0653 Listed Building Consent for demolition of rear two storey element forming squash court and part erected/demolished adjoining section, together with part single storey forming old living room area and formation of terraces area.
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24/08/2021
Neighbour consultation period ends: 13/08/2021
Press Advert: 25/08/2021

Public Comments: None

Town/Parish Council: Ipstones Parish Council voted to support the application.

Historic England: Do not wish to offer any comments. We suggest you seek the views of your specialist conservation advisor.

Severn Trent Water: No objection and do not require a drainage condition to be attached.

Conservation Officer: As this is a retrospective application (and a Grade II* Listed Building) we need photographic evidence of the building before the works took place (externally and internally) so that an assessment can be made of significance and impact.

OFFICER COMMENTS

Policy Context

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

Principle of Development

The principle of development can only be deemed acceptable if the character and appearance of the Listed Building will be preserved or enhanced.

Impact on the Heritage Asset

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

Paragraph 199 of the NPPF (2021) 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 (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 200 of the NPPF (2021) states 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 grade II listed buildings should be exceptional.

Paragraph 202 of the NPPF (2021) states that where a 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.

The application relates to part of a single storey outbuilding located to the rear of Sharpcliffe Hall. It forms part of a series of buildings that are attached to the rear elevation of the Hall, and together with the dwellinghouse known as 'Cottage Farm', form a courtyard to the rear. It is likely that the building was formerly used for agricultural purposes.

The section of the building that this application relates is located on the eastern side of the courtyard. It is brick built with a plain tile pitched roof. A floor-to-ceiling opening has been infilled with a metal roller shutter door by the former owners without the benefit of Listed Building Consent. This has been retained by the existing owners but a pair of timber doors have been constructed in front to conceal them.

The building has a number of windows and doors within both the western and eastern side elevations that comprise a variety of shapes and sizes and are in a unconventional arrangement. The interior of the building comprises one large space that is open to the rafters. All of the windows on the western yard elevation have been replaced, as well as the timber doors and their frames. 1no. window has been replaced in the eastern side elevation, with the remainder of the existing windows retained.

A biomass boiler and associated equipment has been installed inside the building. The equipment is largely free standing, with the boiler attached to the floor and pipework attached to the walls. A flue extends beyond the western roof slope and is painted black.

The Conservation Officer requested additional information to be submitted to show what the interior and exterior of the building looked like prior to any of the work being undertaken. She considered that these details were required to assess the impact of the works on the significance of the existing building. The planning agent has spent time searching for such information, and other than a photograph of the exterior of the building, he has been unable to uncover any additional information. It is therefore not known what this building looked like internally or externally prior to any of the works being undertaken.

The exterior works to the windows, doors and walls are sympathetic to the existing building and reflect the character and appearance of the adjacent Hall. These elements of the development are not considered to cause any harm to the significance of the Listed Building. The installation of the biomass boiler and associated equipment inside the existing building is largely free-standing and can be removed at a later date without harm to the Listed Building. The erection of a pair of wooden side hung doors across the existing floor-to-ceiling opening within the western side elevation of the building are agricultural in appearance and simple in design, reflecting other wooden doors within the building. Therefore they do not harm the significance of the Listed Building.

A flue, painted black extends above the eastern roof slope of the existing building. Its design is simple and it does not detract from the agricultural appearance of the building. The flue could be easily removed from the building at a later date, with the hole infilled with tiles and therefore its inclusion could be reversed without harm to the significance of the Listed Building.

Concern is raised regarding the retention of the metal roller shutter door within the eastern side elevation of the building that was erected by the previous owner of the Hall and does not have the benefit of Listed Building Consent. The roller shutter is industrial in appearance and does not respect the character or appearance of the Listed Building, or the traditional agricultural appearance of the outbuildings. It is acknowledged that its visual presence will be screened by the erection of a pair of wooden doors on the exterior of the building. However, the Local Planning Authority could not ensure that these doors were permanently closed when access is not required. In addition, the roller shutter will still be visible from the interior of the building. The roller shutter door equates to less than substantial harm to the significance of the Listed Building and therefore this harm needs to be weighed

against the public benefits of the proposal. The submitted information does not provide any justification for the retention of the roller shutter door. The building houses a biomass boiler and associated equipment to heat the Listed Building, which is a private rather than public benefit. The opening can be adequately secured by the wooden doors, without the need for the roller shutter door to be positioned behind. On this basis, there is no public benefit for retaining the roller shutter door.

The majority of the works that have taken place comply with policy DC2 of the Local Plan (2020) and the NPPF (2021). However the existing roller shutter door should be omitted. It is therefore considered that the application be approved, with a condition attached that requires the removal of the roller shutter door and the making good of the walls within an acceptable timeframe and for evidence to be submitted to the Local Planning Authority that it has been undertaken. If the applicant feels aggrieved by this decision, they will then have the ability to appeal the condition to the Planning Inspectorate.

CONCLUSION / PLANNING BALANCE

The majority of the works to the Listed Building do not harm the significance of the designed heritage asset, on the contrary, they enhance its character and appearance. These aspect of the development are considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021).

The retention of the existing roller shutter door causes less than substantial harm and no public benefits exist to outweigh this identified harm. A condition should therefore be attached requiring the removal of the roller shutter door within an appropriate timeframe. This will therefore allow the applicant to appeal the condition if they are aggrieved and will also enable the Planning Enforcement Team to monitor the situation and impose an Enforcement Notice, should it not be removed.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 04/04/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

