

DELEGATED DECISION REPORT

SMD/2022/0078	THE CROSS MAIN ROAD	FULL PLANNING
SMD/2022/0089	HOLLINGTON	APPLICATION AND LISTED
Valid 16/02/2022		BUILDING CONSENT FOR THE
		CONVERSION OF AN
		ATTACHED OUTBUILDING
		CURRENTLY USED FOR
		DOMESTIC STORAGE TO
		PROVIDE ADDITIONAL
		ANCILLARY DOMESTIC
		ACCOMMODATION (GRANNY
		ANNEX), THE CONSTRUCTION
		OF A NEW DOMESTIC
		TRACTOR AND GARDEN
		IMPLEMENTS SHED., THE
		PROVISION OF POLYTUNNEL
		AND ASSOCIATED BURIED
		SURFACE WATER STORAGE
		TANK, THE PROVISION OF AN
		ANIMAL FIELD SHELTER
		(DOMESTIC PET ALPACAS)
		AND ALTERATIONS TO
		IMPROVE THE EXISTING
		VEHICULAR ACCESS AND
		WORKS TO THE LISTED
		FARMHOUSE.
		(FULL - MINOR)

MAIN ISSUES

The impact on the character, appearance and setting of a listed building
The impact on the character and appearance of the surrounding area
The impact on residential amenity
The impact on highway safety

DESCRIPTION OF SITE

The site is the small village of Hollington next to the junction of Main Road (which provided the access to the property) to the west and Rocester Road to the south. It comprises a Grade II listed traditional stone farmhouse with, to the east, attached stone outbuildings (comprising converted ancillary accommodation, a store and a car port), a long detached stone and blockwork garage, stables and storage outbuilding

(with timber open “pole barn” store attached to the east side wall), a detached timber stables building, a horse manege and horse exerciser. The land to the north and east of the site, comprising four fields used as horse grazing land, is within the property. There is a neighbouring old stone and brick dwelling immediately to the north of the farmhouse, across a narrow yard, within a different property which is enclosed by the site on three sides (to the north, south and east) and by Main Road to the west. The sole access to the site and property lies to the north side of the neighbouring dwelling. The village church lies directly on the opposite side of Main Road from the site.

PROPOSAL

This is a full planning application with accompanying listed building consent for new structures, the conversion of the attached outbuilding into an annexe and several works to the listed farmhouse. The full application seeks consent for the following:

1. the conversion of the store part of the attached outbuilding into a 1-bed annexe with lounge, kitchenette and shower room on the ground floor and bedroom in the foospace above comprising the replacement of a timber stable door with a full glazed entrance door, replacement of timber shutter opening above it with a small bedroom window and the insertion of two “Conservation” rooflights into the north-facing (front) roofslope and two for the south (rear) roofslope. The timber shutters in the two openings would be retained (as shown in amended plans).
2. The replacement of the corrugated roof on the end part of the detached outbuilding with Staffs Blue tiles and the insertion of five north-facing (front) rooflights but no changes of use proposed for this building (shown to remain as a garage and store).
3. A new tractor and implement shed to be placed next to the timber stables building. This would have a footprint of 9.7 x 6.0 metres, would have a low dual-pitch roof and Juniper green metal clad walls above a blockwork base.
4. A polytunnel would be placed on part of the horse manege and would have a footprint of 9.3 x 4.9 metres and a height of 2.6 metres.
5. A green metal clad semi-circular field shelter (open on one side) would be placed on the manege on the opposite side to the polytunnel and would have a footprint of 5.8 x 3.0 and a height of 2.2 metres.
6. Alterations to the access comprising the widening of it into Main Road, creating a bell-mouth involving the removal of a short section of road-side hedgerow and bordering the new hard-surfacing with 0.5m high Hollington sandstone walls on both sides of the access.

In addition to the works to the outbuildings detailed above, the Listed Building Consent seeks consent for the following:

1. The opening up of the existing “blind window” opening on the front elevation of the property and the provision of a vertical sliding sash window to match fully the details of the existing windows on the same elevation.
2. The provision of a new roof window serving the WC/cloaks room, on the low level roof of the ‘modern’ single storey rear brick extension.
3. The replacing of 3 No ‘modern’ single glazed, side/top hung stormproof casement windows on the rear (north) elevation of the property with traditional, flush casement windows incorporating sealed unit double glazing.
4. The replacing of an existing single glazed, vertical sliding sash window on the ‘modern’ rear brick extension with a vertical sliding sash window with sealed unit double glazing to match fully the details of the existing windows on the front elevation of the property.
5. The removal of the existing chimney breast on the ground floor in the existing kitchen.
6. The provision of an internal soil pipe serving the second floor bathroom which will enable removal of external waste pipes associated with the existing Saniflow installations.

The chimney breast removal detailed in point 5 above was removed from the scheme. Amended drawings were received showing this removed from the plans.

The applications are accompanied by a Design, Access and Heritage Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Area Strategy
DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.4.22

Neighbour consultation period ends: 13.4.22

Press Advert: 15.3.22 (as the proposal affects a listing building and its setting).

Public Comments

None.

Parish Council Comments

None.

Local Highways Authority

No objection

Conservation Consultant

The consultant did not approve of the originally proposed removal of the chimney and requested this be removed by a condition. Concerns were raised about the insertion of a window into a blind windows above the main front entrance to the building but overall did not consider this aspect to be significantly harmful.

The full comments are below:

The house has an attached outbuilding on the northeast elevation (which form part of the listed building) and a lean-to extension at the rear. There are detached outbuildings including a stone built garage/general domestic storage building and a timber clad stableblock (which are considered to be within the curtilage of the listed building).

The main house was listed at grade II in 1986 but is not within a designated Conservation area. The list description states:

House. Early C19 with C20 alterations. Coursed dressed Hollington sandstone of Ashlar quality; tiled roof; verge parapets; end stack to left and ridge stack (framing composition) inset from right end. Two- storey 3+1 front; C20 casements; entrance central to composition with surround and cornice; part glazed door; bay offset to right has alteredlintels. Forms part of a close group dispersed around a hamlet crossroads. Included for group value.

a. The external alterations to the listed building:

The alterations to the windows are understood not to involve the loss of any historic windows. All the new windows will be of traditional design, either side hung casements or sliding sashes, and will be painted white. These are considered generally acceptable. The opening up of the blind window is slightly more contentious. If this is an original part of the design of the house then its loss would cause some harm to the significance of the listed building. The submitted heritage report states that there is some evidence that the 'opening was originally constructed with the intention of it incorporating a glazed window as all of the other openings on this elevation'. However, there does not seem to be any evidence that there was

once a window here and then it was blocked up.

The proposal is to replace the blind opening with a traditional sash window to match the others in the façade. Whilst would result in a change to what is possibly the original façade, the proposal would still result in a traditional, early 19th century façade. The submitted heritage report identifies a number of other three bay historic houses in the area where the central window is not blind. On this basis it is considered, on balance, that the proposal is acceptable in listed building terms.

The replacement of the inappropriate modern windows on the rear façade will improve its appearance. The heritage report states that the existing sashes in the lean-to extension are not historic, although the photograph suggests that they could be. Nevertheless, their replacement with double glazed sashes of similar design would have relatively little impact on the appearance of the extension, and would have the benefit of improved thermal performance (although this is not a heritage benefit).

The proposed roof lights are of traditional design and will be set flush with the roof slope, and they are similar to those already installed. The roof vents are small and relatively unobtrusive, and again similar to existing ones. These are considered acceptable.

The modern window and glazed door in the rear of the northeast wing are similar to the existing adjacent and are considered acceptable in this context.

b. The conversion of the attached outbuilding

The proposed works retain the existing structure and involve no new openings or alterations to existing openings. The existing window and door openings on the rear façade are retained. The roof vent is a necessity for residential use but will have relatively little visual impact. The infilling on the three small openings in the gable wall will have minimal visual impact and will not harm the appearance of this part of the listed building.

c. The internal alterations to the house

The demolition of the existing chimney stack is contentious. Chimney stacks are an important part of a listed building interior. Their removal can harm the original historic plan form, and result in a loss of original historic fabric.

The submitted heritage report states that the kitchen has been altered in the past, with steel beams inserted and the stack altered to accommodate an Aga cooker. However, it is considered that this does not justify further harm to the character of the interior, and that the existing chimney breasts should be retained at ground floor and above. Their removal would harm the special interest of the interior. Therefore, if listed building consent is to be granted, this work should be excluded by condition.

The installation of the pipe internally has the benefit of allowing the removal of the external waste pipes.

This is beneficial. The impact of the new pipe internally would appear to be minimal.

It would be tucked into the corner of the rooms, within existing cupboards at ground floor and first floor levels. The submitted heritage report states that 'There are no decorative cornices or other finishes of interest that would be affected by the works.' On this basis the works are considered acceptable.

d. The detached outbuilding

The alterations to the freestanding outbuilding are in keeping with its existing character and will not harm its appearance. They will have no impact on the setting of the listed building and are acceptable.

e. The new buildings

The proposed new buildings and the vehicular entrance are all set some distance away from the listed building and will not affect the setting of the building or views of it. These works are acceptable in heritage terms.

f. The vehicular entrance

This work would have no impact on the setting of the listed building and is acceptable.

Historic Buildings and Spaces

Concerns raised about the window in the blind window and removal of the chimney breast.

The Georgian Society

Objection raised due to the removal of the blind window and chimney breast and also recommends the timber shutters be retained on the proposed annex.

Severn Trent Water

No objection.

OFFICER COMMENTS

The provision of outbuildings to accompany agricultural and equestrian uses of the land and conversion of part of an outbuilding into a small annex in connection with the main residential use of the property are not unacceptable in principle in the countryside providing this would not result in harm to the character and appearance of the landscape or lead to heritage or ecological harms. The whole site is very well screened by buildings and tree belts to the south and west. The proposed tractor store, polytunnel and field shelter would also not be visually prominent when viewed from the north and east. The tractor shed would be obscured by the existing stables and trees to the north and south would block views from those directions. It would be seen against the stables from the east. Its low-key design with low roof and appropriate building materials would lead it to not be out of keeping with the countryside. The other two structures would be on the manege which is within a hollow on sloping land and helped by their limited height would not be visible from outside of the property. The distance of the buildings from the listed farmhouse and the presence of the stables is such that no harm would result to the setting of the

listed building. The access works would also not lead to any harm to the character and appearance of the area or heritage assets given its location and the despite the removal of part of a hedge, new Hollington sandstone walls would be formed along the edges of the curved entrance into the drive which is in keeping with the area.

With regard to the annex, although this would not be integral to the farmhouse, it would be difficult to use this as a separate unit of accommodation or separate dwelling but a condition can be applied to prevent this. The works would not harm the listed building (which this part of the outbuilding is part of) and the traditional timber shutters would be retained as shown on amended plans.

The only contentious works to the listed farmhouse are the loss of the blind window and chimney breast. The proposed removal of the chimney breast has been removed from the plans and would therefore remain. The Council's Conservation consultant despite concerns with the blind window, did not consider it to be significantly harmful and there are other examples nearby of similar buildings with small windows above the main entrance where blind windows are often found. Overall, the Council's Conservation consultant considered the blind windows works to be acceptable.

All other works, including the new and replacement windows, were considered to be acceptable.

The works to the garage/store building are acceptable and the new rooflights would not be visible from the road.

The access works would amount to an improvement to the level of highway safety on this stretch of Main Road where visibility at the current access is rather poor.

The residential amenities of the neighbouring dwelling immediately to the north of the farmhouse would be unaffected by any of the new proposed windows as there are no primary windows on the south-facing elevation of the neighbouring dwelling which faces the farmhouse.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character, appearance and setting of the listed building or lead to any other environmental harms and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE FULL AND LBC APPLICATIONS

Case Officer: Chris Johnston

Recommendation Date: 9.5.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council