

Donald Insall Heritage Consultation Comments

Application number	SMD/2022/0133 and SMD/2022/0134
Application type	Listed building consent and planning permission
Site address	62 East View, Brookfields Road, Ipstones, Staffordshire, ST10 2LY
Proposal	a. Listed building consent application for the proposed replacement of existing timber garage with new sandstone garage. Replacement of rear extensions with new sandstone extension. Reopening and reinstatement of former staircase window and bedroom window to east elevation. b. Full planning application for the proposed replacement of existing timber garage with new sandstone garage. Replacement of rear extensions with new sandstone extension. Reopening and reinstatement of former staircase window and bedroom window to east elevation.
Applicant name	Ms Emma Nowell
Agent name	CTD Architects
Received date	14/03/2022
Valid date	05/04/2022

1. The Site and the Listed Building

East View is located at 62 Brookfields Road, Ipstones - just outside of the south-western edge of the Peak District National Park.

It was listed at Grade II in 1967 and is located in the Ipstones Conservation Area.

The list description states:

House. Dated 1742, with late C19 alterations. Coursed dressed and squared stone; raised band at first-floor level; tiled roof on cavetto eaves band; verge parapets on corbelled kneelers; end stacks. 2-storey, 2-window front of 3-light chamfered mullioned windows, blind opening to left end of first floor over entrance; string steps over heavy lintel inscribed: E and painted; further, later R S entrance to centre both with C20 1742 doors. The house compares closely with both New House Farm, Far Lane (q.v.) and New House Farm, Bottom Lane (q.v.), Ipstones.

Converted into two dwellings in the 19th century, East View now forms is a detached cottage with a datestone of 1742. Constructed in coursed local pink gritstone with pink gritstone dressings, it has a pitched tiled roof with chimney stacks to each of the gable ends and deeply chamfered mullioned windows with a continuous string course at first floor level.

To the rear (west) is a lean-to extension with a catslide roof, originally believed to be a heavily altered original element of the building further on site analysis following the opening up of the rear three-light staircase window has found this to be two bays wide (rather than one bay as previously understood), the second bay concealed by the lean-to extension. Whilst the oak rather than stone lintel to the opening into the house would suggest the presence of some form of outhouse to the rear from the original phase of construction, it would appear that it was either partially or entirely rebuilt and extended to conceal the window bay - most likely during one of the two major phases of adaptation (to convert the building into two dwellings in the 19th century and then back to a single house in the 20th century). Whilst the lean-to has evidential value as part of the development of the cottage, it is not considered to be part of its original construction and conceals one of the staircase window bays – furthermore owing to its current rendered finish and casement windows it detracts from the appearance of the listed building.

To the south is a 20th century timber framed garage, coated in bitumen and in poor condition this detracts from the setting of the cottage. The garage is connected to the lean-to extension by a further poor quality part-glazed extension with a blockwork/brick WC to the rear of the garage – both structures are in poor condition and detract from the significance of the building.

2. Planning History

2016	Listed Building Consent for proposed alterations including conversion of attic floor to habitable accommodation, partial demolition of boundary wall, reconstruction of new alignment to widen parking bay and demolition of stone outbuilding	SMD/2016/0485
2016	Proposed alterations to listed building including conversion of attic floor to habitable accommodation, partial demolition of boundary wall, reconstruction of new alignment to widen parking bay and demolition of stone outbuilding	SMD/2016/0483

3. The Proposed Works

Listed building consent and planning permission are sought for a series of works which are summarised as follows:

- a. Garage and rear extensions
 - Remove timber garage and rear extensions
 - Make-good masonry and lime pointing as required
 - Reopen concealed staircase window and reinstate leaded lights to match adjacent bay
 - Construction of new single storey garage and rear extension
- b. Front elevation
 - Reopening first floor window over the entrance door and reinstatement of metal casement leaded light
 - Replacement of central lights to ground windows with steel-framed leaded openings

4. Considerations

The applications were assessed on the basis of the information submitted. No site visit was carried out.

a. Garage and rear extensions

The removal of the dilapidated timber garage, structure to its rear and the ad-hoc extension which runs across the rear of the cottage would have a clearly beneficial impact on the significance of the listed building. Whilst the rear catslide extension is of some evidential value it has been demonstrated that this is unlikely to be original to the cottage and most probably is a reconstruction and expansion of a smaller outhouse which has concealed one bay of the staircase window. Owing to its rendered finish it also detracts from the visual appearance of the rear of the listed building.

A single storey, sandstone garage with a tiled roof – pitched to match the cottage roof – and timber doors is proposed, set back from the front elevation and adjoining the side wall. Behind a single storey rear extension is proposed with a pitched roof set down from the eaves line and timber casement windows – it will be connected to the garage via a glazed link which will main a distinction between the two. The layout of the extension will allow for the second bay of the staircase window to be revealed and restored.

The proposed extension is a high-quality contemporary design, its materials sympathetic to the original cottage whilst its layout will ensure the cottage's original form remains legible. Whilst it is acknowledged that the rear extension to be replaced is of some significance as part of the cottage's evolution, its rendered finished detracts from the appearance of this part of the building and its loss is outweighed by the otherwise

significant enhancement that the replacement of the detracting garage and ad-hoc extensions and revealing the staircase window will bring. Details are required by condition to ensure the quality of the material proposed.

b. Front elevation

Reinstating the infilled first floor window will have a sportive impact on the appearance of the building subject to details required by condition. The principal of replacing the central lights at ground floor to the front elevation has been established by the similar works undertaken at first floor however it would be preferable if a more sensitive design was proposed with opening mechanisms and frames which are more sympathetic to the historic existing windows.

5. Conclusion

It is considered that overall the proposals are acceptable and the significance of the listed building will not be harmed. They comply with the relevant local plan policies as set out in policy DC2 of the Staffordshire Moorlands Local Plan (September 2020). They also comply with national policies and guidance as set out in the NPPF and NPPG.

6. Recommendation

Grant conditional planning permission and listed building consent

7. Suggested Conditions

Listed Building Consent

1. All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this consent.
2. A sample panel of the sandstone walls and a sample of the extension roof tiles should be submitted to the Council for approval before works commence on those parts.
3. Details of all new windows and doors should be submitted to the Council for approval before works commence on those parts including section details and methods of opening.
4. All rooflights shall be set flush with the adjacent roof slope.

Reasons:

- 1, 2, 3 and 4. To safeguard the special architectural and historic interest of the listed building.

Planning Permission

1. All new work and improvements outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission.
2. A sample panel of the sandstone walls and a sample of the extension roof tiles should be submitted to the Council for approval before works commence on those parts.
3. Details of all new windows and doors should be submitted to the Council for approval before works commence on those parts including section details and methods of opening.
4. All rooflights shall be set flush with the adjacent roof slope.

Reasons:

- 1, 2, 3 and 4. To safeguard the special architectural and historic interest of the listed building.