

DELEGATED DECISION REPORT

SMD/2021/0590
Valid 22/09/2021

11 HIGH STREET
ALTON

**PAINTING THE FRONT
ELEVATION OF THE
PROPERTY WITH MID/LIGHT
GREY MASONRY PAINT**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

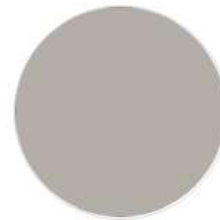
Impact on the character and appearance of a Grade II listed building.

DESCRIPTION OF SITE

The building is Grade II Listed in Alton Conservation Area. The 17th century building was formerly a house, later divided into two (No.11 and No.9 High Street). The building was Listed in 1967. It sits within a prominent location within the Alton Village. The property is pebble rendered.

PROPOSAL

This is a Listed Building Consent application to paint the wall of the property via Wethersex mountain grey (RAL 7047). For reference, the paint is as per this image:



Mountain Grey

RELEVANT INFORMATION

Pre-application advice was sought for the works and it was advised that Listed Building Consent was required.

It was noted that the building should be kept a buff/ hollington stone colour as the property was formerly joined with No.9, also a listed property. It was noted in the Conservation officer's advice that it is important for the visual unity is retained as close as possible.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations

DC2 The Historic Environment

National Planning Policy Framework (NPPF)

Sections 12 (Design) and 16 (Conserving and Enhancing the Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity Site Notice expiry date: 14/11/22

Neighbour consultation period ends: 14/10/22

Press Advert: 27/10/22

Public Comments None

Parish Council Comments No objection

Council's Heritage Consultant

The building was Listed in 1967 (see Listing photo below) which demonstrates a unified colour across both properties, retaining the appearance as one dwelling, and a unified appearance is part of the building's significance. Despite evidence submitted demonstrating that there have been some variations in colour since Listing these appear to have been unauthorised. However, currently the two properties (No.9 and No.11) are a similar colour.



The Conservation officer has asked the applicant to use a tester pot to show the true colour on the building and demonstrate how the colour will blend with the adjoining properties. The proposed colour is too dark and will not reflect Hollington Stone or the adjoining Listed property.

OFFICER COMMENTS

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Policy DC2 of the Local Plan seeks to conserve and where possible enhance heritage assets including their setting in a manner appropriate to their significance. It says that protection of such assets and their setting will be given as set out in the NPPF. The NPPF also seeks to conserve and enhance the historic environment. Para 194 says that any harm to the significance of a designated asset should require clear and convincing justification. Para 196 says that where harm is judged to be less than substantial, it should be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use. In addition to this LPAs have a statutory duty under the 1990 Act to pay special regard to the desirability of preserving Listed buildings or their setting and that of Conservation Areas.

The building is located within a prominent location within the Conservation high street where the properties along this street are of similar colour and character.

It is a good example of a 17th Century house hence, the Grade II listing. Both this building and No.9 are listed which were formerly joined and therefore, there is an importance to ensure the visual unity is retained as closely as possible. Despite evidence submitted demonstrating that there have been some variations in colour since Listing, these appear to have been unauthorised. Currently, the two properties are a similar colour.

Furthermore, the Listing photo in 1967 is black and white but suggests that both properties were a buff stone colour (see www.staffspasttrack.org.uk search on Llewellyn Stores, Alton, see image to the right) .

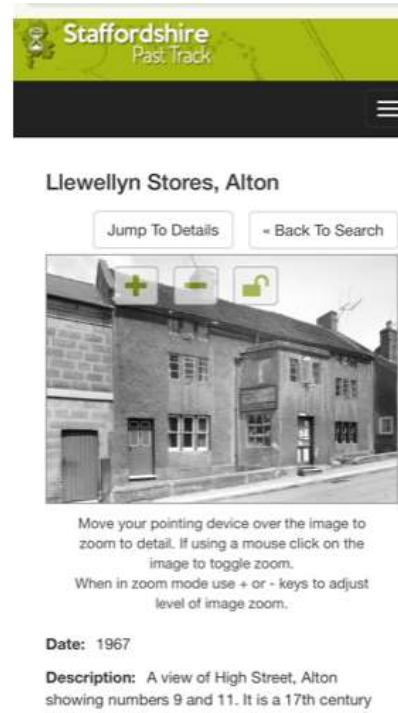
The Conservation officer and the case officer have informed the applicant the importance of ensuring an appropriate colour such as Hollington Stone or a buff colour as historically, the building was potentially un-rendered stone. Therefore, it was discourage to use white or light grey as they are considered inappropriate for the building as it will sever the visual unity.

Following some suggestions of an appropriate colour palette provided by the applicant, two alternative colours were provided 'Latte' (top) and 'Stone' (bottom)- as shown in the image below.



While the 'Latte' is an improvement to the proposed grey originally proposed, it was considered that this would appear light in comparison to the adjoining property and listed property. As such, the Council would be unable to support the 'latte' paint as it would not be in keeping with the immediate neighbours nor adjoining listed building. The tester shown on the wall clearly demonstrates it was not an appropriate colour match.

The Council has been pro-active in reaching a favourable outcome however, has come to an impasse as the applicant has failed to comply with the case officer's



advice. Therefore, the original colour of mountain grey and the alternative colours does not accord with Policy DC1 and DC2 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The proposed works is considered to be harmful to the character of the building that does not reflect the original frontage of the property nor provides a visual continuity with the adjoining listed property within a prominent location in the Conservation Area. Whilst the level of harm is regarded as being less than substantial, the Framework makes clear that any harm to designated heritage assets must be outweighed by public benefits. In this case there appears to be no public benefit to repainting the building in the suggested colour. Therefore, it does not comply with the Council's Local Plan (adopted September 2020) and the government planning guidance contained in the National Planning Policy Framework (NPPF). Listing Building Consent should not be granted.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Li

Recommendation Date: 22/08/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council