

Consultee Comments from the SMDC Conservation officer 7th October 2021

Calton Moor House, Calton SMD/2021/0509

As this is a stand-alone Listed Building Consent application the plans should not show the garage or proposed new access. These works will need planning permission and the application will need to provide full details and describe the impact on the setting of the Listed Building. I have not, therefore, commented on these proposals, although I would say that a location in front of the principal elevation and outside the historic domestic curtilage would be contentious. Detailed sections and views would need to be provided to support this. An alternative might be at right-angles to the house in the yard alongside the A523. I can see that there may well be merit in an alternative vehicular access given the speed of traffic and limited visibility at the existing access – this is unlikely to be harmful to setting.

No objections in principle to the alterations to the rear wing, which is much altered and of lesser significance. The rooflights should be reduced to a single one to each elevation (flush fitting Metal Window Company or similar, not Velux which has a wide plastic frame). The joinery should be reflective of agricultural openings – the doors need work – a stable door should be without glazing bars to the upper sections. The garage entry should be fully glazed with vertical glazing bars so that the form of the whole opening is read.

The contentious element for me is the utility/WC – a flat roof extension just doesn't work with this cluster of vernacular buildings – it needs to be more traditional in its form and detail, and the walling in stone. No objection to its reconfiguration but the current proposal is not sympathetic to the building's significance.

I note that there has been recent work to the stairs and walling/paving outside so it would be helpful to have details of these elements prior to the commencement of works. We also need details of the oil tank and boiler.

Conditions:

- Facing materials
- Metal rainwater goods
- Ventilation
- Sample panel to show block size, coursing and pointing
- Joinery details, to be painted wood, details of cills and lintels and position in opening
- Eaves and verge details
- Landscaping to rear yard
- Details of wall, piers and gate alongside the A523

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