

DELEGATED DECISION REPORT

SMD/2021/0509
Valid 23/08/2021

CALTON MOOR HOUSE
ASHBOURNE ROAD
CALTON MOOR
ASHBOURNE

**APPLICATION FOR LISTED
BUILDING CONSENT FOR
ALTERATIONS TO REAR
WING OF HOUSE INCLUDING
CONVERSION OF GARAGE TO
KITCHEN; INTERNAL AND
OTHER WORKS INCLUDING
EXTENSION**

MAIN ISSUES

- Design
- Heritage
- Neighbours

DESCRIPTION OF SITE

Detached Grade II Listed dwelling side-on to main road (A523) in rural location with adjacent grouping of other buildings and dwellings.

Access is via a somewhat constrained entrance off the A523. The property faces east over a triangle of land bound by the A523 and the A52 at the Calton Moor cross roads. The dwelling has a very fine and imposing three storey double frontage which is seen in the approach from the east although it has become increasingly screened by planting in recent years.

PROPOSAL

As first submitted the proposal included changes to access and a new garage. Following LPA feedback these have been omitted and the proposal concentrates on alteration to the dwelling requiring LBC.

Amended plans were submitted, again following feedback from the LPA, including the [then] Conservation Officer.

The application is accompanied with a Heritage Statement by Philip E Heath BA IHBC. A revised version of this was submitted April 2022 to accompany the revised plans.

Amendments to the description have been agreed both on initial receipt and later to omit items relating to access and new garage (e-mail 12.09.2022).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

11/00670/LBC – Replacement windows and doors – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11.10.2021

Neighbour consultation period ends: 15.09.2021

Press Advert: 29.09.2021

Public Comments

None

Town / Parish Comments

Waterhouses Parish Council – no objections

SMDC Conservation Officer

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.

Recommended conditions have been set out.

OFFICER COMMENTS

Principle of Development

None of the internal works are development requiring planning consent. Certain of the exterior works such as the changes to the windows and doors are permitted development under GPDO(2015) Schedule 2, Part 1, Class A. The new building involved in creating the proposed side extension towards the rear of the south aspect of the property does not qualify as permitted development however as it would involve building forward of an original front elevation to the dwelling. For this element of the proposal a Planning consent will be required. In terms of the Listed Building consent application under consideration here the assessment must take into account the implications for the historic significance of the property.

In assessing a Listed Building proposal there is a statutory duty placed on the LPA, under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Building affected, and its setting, and “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings (and non-designated heritage assets) as set out in the NPPF.

NPPF paragraph 199 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”.

Paragraph 200 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

NPPF paragraph 202 states that: “Where a development 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 securing its optimum viable use.”

Design / Heritage

External alterations are shown and can be understood from the submitted plans. From paragraph 26 to 37 of the submitted Heritage Statement the proposals and their impact are set out in further detail including internal changes and giving the opinion of the applicant’s appointed heritage specialist. Some extracts are quoted below.

26. The proposed alterations are chiefly at the rear of the house. Little change is proposed to the main three-storey block of the house, but removal of the plastic sheeting behind the modern dry lining (Photo 12) will be beneficial, as will the removal of the three bed-and-breakfast ensuites built into the corners of rooms F1, F3 and S1.

27. The rear wing has already been much altered in the past and is therefore less sensitive to change.

In the course of discussions the LPA had requested various changes. The main issue was the flat roof extension. This has been modified and the LPA asked the applicant to submit their heritage consultant’s view on this which is noted at paragraph 31 of the revised submitted assessment: *“A new gabled roof is proposed, replacing the present monopitch, at a pitch of 35 degrees being the minimum recommended pitch for plain clay tiles.”* The roof involves a ‘cut-away’ against the house to leave a first floor window free. This is a design compromise but as this is, for the most part, an unseen side to the property towards the rear it can reasonably be judged acceptable. The pitched roof and gable is a design form that fits in with the property whereas the flat roof first proposed would have been awkward and out-of-keeping.

Rooflights (on the existing rear outrigger) – Conservation Officer advises: should be reduced to a single one to each elevation (flush fitting Metal Window Company or similar. Applicant has retained proposal for two on the south roof slope. The heritage specialist discusses these at para 33 of his report and the LPA can reasonably find this a satisfactory conclusion for the reasons he has given.

Windows / glazing – Conservation Officer advises: 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 heritage specialist discusses these at para 36 of his report. The most prominent glazing would be the bi-fold door windows (a) in the east facing front of the southerly side extension and (b) in place of the current garage doors in the west elevation towards the rear. In both cases these are annotated on the drawings to be painted timber and this can be stipulated by condition. The full height glazing conforms to the advice of the Conservation Officer.

The revised plans continue to show glazing bars to the top-half glazing of the former doors in the re-modelled south side extension. The Conservation officer advised plain glass to replicate agricultural openings which is usually the LPA's preferred approach. However, these are former domestic openings and the glazed half doors with glazing bars as shown do fit in with the current arrangement elsewhere on the building. Also, as noted above, these elevations are out of public view on a section of the building considered historically less significant and on balance the submitted glazing details can be found acceptable.

The remaining changes detailed on the plans and in particular as itemised at paragraphs 27 to 37 are relatively minor and can be found acceptable.

The changes can reasonably be assessed as 'neutral' in terms of their effect on the historic significance. Some are – as the applicant's heritage consultant puts it, "mildly beneficial".

The Conservation Officer's reference to a condition re gate pillars is no longer relevant following amendments during negotiation and related to this the rear yard is also not being changed so that a recommended landscaping condition is also not required.

Amenity

This is not a heritage consideration but for the record, there are close adjacent neighbouring dwellings both to the north, a two storey building approved under SMD/2016/0621 (see photo 0687) 'Change of use of ancillary building to holiday accommodation' and to the south, a bungalow (planning history not identified) (see file photo 0691). Any implications for neighbour amenity / living conditions from the proposed rear/side extension would be assessed under the separately required planning application.

CONCLUSION / PLANNING BALANCE

Having found the proposed alterations 'neutral' in their effect upon historic significance – and indeed some to be at least 'mildly' beneficial – there is no harm or loss of historic significance to require justification (NPPF 200) and no requirement to weigh any public benefits alongside the alterations in counter balance to any harm (NPPF 202). The application is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 15th September 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council