
From: Johnston, Christopher
Sent: 21 October 2022 10:36
To: Planning Comments (SMDC)
Subject: FW: SMD/2022/0469; Hermitage Farm

Categories:

Comments from the agent

From: Allen Newby
Sent: 20 October 2022 09:53
To: Johnston, Christopher <
Cc: chris hermitage
Subject: RE: SMD/2022/0469; Hermitage Farm

Dear Chris,

I would like to respond to the comments made by the Conservation Officer in relation to the proposed development at Heritage Farm.

The principle of the development is acceptable under Local Plan Policies SS10, SS11 and E4. The officer is objecting on design grounds with reference to Local Plan Policies DC1, DC2, DC3 and the Design Guide.

The officer discusses the intricate detailing of the listed farmhouse and outbuildings and their prominent massing.

To take reference from these buildings amounts to pastiche which risks weakening the legibility of the steading for future generations but could be successful if there were space for a new building within the curtilage of the historic farmstead.

It is a legitimate aim to enhance the site by replacing a fairly decrepit poultry unit with a new building but a pastiche incorporating elements from the historic buildings with their more prominent massing would appear incongruous and out of place.

The design, materials, and massing of the proposed building are therefore influenced by mid to late 20th century vernacular farm buildings. Aside from the collection of portal frame livestock buildings at Heritage Farm there are two other long low poultry buildings in this wider building group at Hermitage Farm. One lies 50m to the west of the 'target' building and the other 105m to the north west. All of these buildings are cut into the slope of the hillside and aligned to the contours. This combined with their low lying form and recessive palette of materials mean that they are unobtrusive in the landscape. These are indicated in the attached aerial screenshot from Google Earth.

The design approach is wholly consistent with section 3 of the design guide relating to new development:

3.2 In the countryside or on the edge of settlements, buildings should sit comfortably in the landscape. This is best achieved by emulating the horizontal, ground-hugging form of traditional buildings with their strong eaves and ridge lines and simple, low silhouettes parallel with the contours.

3.6 Accommodating large buildings within the area needs to be handled carefully. Their appearance is usually driven by their use and may not sit comfortably within a more traditional context. However, they are often essential to the local economy and should be designed to be as inconspicuous as possible. This can be achieved by giving them a low profile, a shallow pitched roof to reduce the ridge height, and ensuring they are in dark or recessive colours.

3.7 The architectural style of new development should be guided through an assessment and understanding of the character and context of the area. Sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. Design solutions should respond to the local tradition but without slavishly copying it.

3.10 Where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings, but could be a more subtle interpretation.

The design of this building was also influenced by the development of an agricultural worker dwelling at Grade II listed Hazelwood Hall Farm in the Amber Valley. Here the conservation officer insisted that the dwelling be clearly articulated as a contemporary design modelled on a 'Class Q' portal frame barn conversion. It was argued that pastiche would weaken the legibility of the historic farmstead. This is equally true at Hermitage Farm. See [AVA/2019/1165](#) for details

The officer does not discuss in any detail why the proposal is considered to be contrary to policy DC1, DC2, DC3 and the Design Guide. Perhaps the Conservation Officer simply has a dislike for contemporary design.

I would like to resolve these issues and would be grateful if you could arrange a meeting at Moorlands House with yourself, my client and the conservation officer prior to the planning committee.

In the interests of democracy in the planning process, I would also be grateful if this letter could be uploaded to the public access module.

best regards

Allen Newby B.Sc. (Eng) DMS
PME Planning Services Ltd,
tel



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