DELEGATED DECISION REPORT

SMD/2016/0559 **Valid 07/12/2016**	**HEATHER HOUSE NEW ROAD** **DILHORNE**	**LISTED BUILDING CONSENT FOR PROPOSED BOUNDARY WALL BETWEEN HEATHER HOUSE AND 9 AND 11 HIGH STREET** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Principle of development
- Impact upon the special architectural and historic interest and setting of the listed building

DESCRIPTION OF SITE

The application relates to the boundary between Heather House, New Road and 9, 10 and 11 High Street. The properties are two separate dwellings. The wall has formed a formal boundary treatment between the two dwellings.

Listed building consent is required as no 10 and 11 High Street is a Grade II listed building first listed 08-Aug-1986

The listing description identifies:

SJ 94 SE DILHORNE C.P. HIGH STREET (west side), 5/161 Nos 10 and 11 ,GV II

House. Early C18 with late C19 alterations. Red brick with raised bands at floor levels; steeply pitched tiled roof; large end stacks. Two storeys and attic, 3-window front; two small, gabled dormers over C19 small pane cross casements; additional small window to left of centre on first floor; entrance to left of centre with part-glazed late C19 door. Single storey lead-to attached to right hand end.

PROPOSAL

The application seeks listed building consent for the retention of the erection of an unauthorised boundary wall that has been erected between the Heather House and 9,10 and 11 High Street. Ibstock Old English Bricks were used to build the wall and the copings are half round Hogg back Ibstocks colour matching the main bricks.The wall ranges from a minimum height of 1.6m to a maximum height of 1.8m. The wall measures 28.4m in length

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0558- Proposed boundary wall between Heather House and 9 and 11 High Street- Undetermined

CONSULTATIONS

Publicity

Site Notice expiry date: 11.01.2017
Neighbour consultation period ends:06.01.2017
Press Advert: 11.01.2017

Public Comments

No representations received within Consultation Period

Town / Parish Comments

None received within Consultation Period

Conservation Liaison Panel

No objections

Conservation Officer

07.12.2022 Comments based on photos of constructed wall.

No comments

OFFICER COMMENTS

Principle of Development

The application is for the retention of a boundary wall that has been erected between the listed building and the adjacent neighbour. The LPA has a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have very special regard to maintaining or enhancing its special interest.

Policy DC2 of the Local plan states Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. As such the principle of the development is acceptable subject to an assessment of its impact on the heritage asset.

Assessment of the impact of the proposal on the heritage asset

Paragraph 199 of the NPPF 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The application is supported by a statement of significance and impact assessment table. The statement considers that the development would enhance the buildings appearance and its setting by defining the site with its own identity.

The application was originally submitted proposing the erection of the wall as per the proposed plans. Due to the length of time the application has been with the department the applicants have erected the wall. As such the impact of the development on the heritage asset has already occurred. The comments from the councils conservation officer have been taken into considering during the assessment of the development.

Prior to the erection of the boundary wall the application sites were free from any defining boundary treatment. The development has created a formal boundary between the two properties. It is considered that the development has been constructed to a high standard and the materials used are in keeping with listed building. The wall has not resulted in an incongruous addition, and it is considered to conserve the character of the listed building.

Considering the above the works are considered to have been sensitively undertaken and have not caused harm to the significance of the special architectural and historic interest and setting of the Listed Building.

CONCLUSION / PLANNING BALANCE

Therefore, in giving considerable importance and weight to the duties at section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF, NPPG and Policy DC2 of the Staffordshire Moorlands Local Plan it is recommended that listed building consent be approved.

OFFICER RECOMMENDATION :

That listed building consent be granted.

Case Officer: Rebecca Bowers
Recommendation Date: 20.12.2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council