

DELEGATED DECISION REPORT

SMD/2022/0312
Valid 14/09/2022

HERMITAGE FARM
FROGHALL ROAD
FROGHALL

**LISTED BUILDING CONSENT
FOR REPLACEMENT
WINDOWS WITH
HISTORICALLY ACCURATE
WOODEN DOUBLE GLAZED
UNITS.**

**(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:

Hermitage Farm is a grade II listed building listed (May 1953). The property is a dwelling.

The listing identifies as below:

IPSTONES C.P. FAR LANE SK 04 NW (west side) 10/231 The Hermitage 2.5.53

GV II

Farmhouse. Late C17 or early C18 with mid-C19 alterations and additions. Coursed dressed and squared red sandstone of ashlar quality; tiled roof; verge parapets with pitched copings. Brick stack in centre valley. Plan of 2 parallel ranges, entrance front of 2 storeys and 2 windows; 3-light block mullioned small-pane casements, entrance marginally to left of centre with heavy lintel incised into an ogee arch with a circle in the tympanum. Garden front has 5- and 3-light chamfered mullion windows (5-light to first floor left) labelled to ground floor, French casement inserted to right and lower addition to right end. The house appears of reasonably homogenous construction; the entrance front obviously making an attempt at C18 fashion, whilst the rear has the more typical and archaic details of C16 derivation.

PROPOSAL:

Listed Building Consent is sought for replacement windows with historically accurate wooden double glazed units.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES:

Local Plan

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS:

SMD/2006/0758 – Multi-purpose agricultural building – PER.

SMD/2010/0914 – Proposed Creation of a mezzanine floor above existing living room in barn conversion – REF.

SMD/2011/0433 - Proposed Creation of a mezzanine floor above existing living room in barn conversion – PERCON.

SMD/2018/0459 – Erection of new cattle shed north of the existing farmhouse and farm building – FULL-APP.

SMD/2019/0394 – Demolition of three agricultural (storage/cattle) sheds and creation of enclosed garden areas to serve the cottages in the adjacent stone barn conversion together with creation of a 12-bay car park with access track manoeuvring area and stone retaining walls.

SMD/2022/0432 – Replacement windows – INV.

SMD/2022/0469 – Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm. FULL-REF.

CONSULTATIONS:

Publicity

Site Notice expiry date: 02/11/2022
Neighbour consultation period ends: N/A
Press Advert: 12/10/2022

Public Comments

No representations received within consultation period.

Town / Parish Comments

Ipstones Parish Council – Support the approval of the application.

Conservation Officer

No objection to the proposed development subject to condition.

Victorian Society

Objection – Based on the lack of details on the existing windows and proposed windows.

It is noted that further information was received from the agent stating that none of the windows as existing are original windows to the building. Further details of the proposed windows have been submitted.

OFFICER COMMENTS:

Principle of Development

The application is for replacement windows on a Listed Building. The Local Planning Authority 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.

Assessment of the impact of the proposal on the heritage asset and Design of development

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.

Subject to conditions the proposal is considered acceptable.

The main issue of relevance to the consideration of this application relate to the impact of the proposal upon the character and appearance of the Grade II Listed Building.

As stated in the heritage statement and illustrated in the photos submitted with the application, all windows on the listed building as existing differ in design. Therefore, it is considered that the principle of replacing all windows to be of the same design

would appear to be of an overall better design and enhance the Listed Building in comparison to that as existing.

It is noted that some of the existing windows have been unlawfully installed to the Listed Building and have been there for over 20 years now. However, the application proposes the replacement of windows to wooden framed double-glazed windows which will only help to enhance the Listed Building in comparison to the unlawful UPVC windows as existing. It is noted that the proposed application is to resolve the existing unlawful development to a Listed Building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities should have special regard to preserving listed buildings. This requirement should be given great weight in the planning process. The National Planning Policy Framework (NPPF) (2021) seeks to ensure that heritage assets are preserved and enhanced.

Overall, it is considered that the proposed development preserves the character and appearance 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 : Approve

Case Officer: Nicole Quinn

Recommendation Date: 13/03/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council