

DELEGATED DECISION REPORT

SMD/2023/0626
Valid 06/12/2023

OLDRIDGE FARM
ASHBOURNE ROAD
WHISTON

**APPLICATION FOR REMOVAL
OR VARIATION OF A
CONDITION 2 IN RELATION
TO APPLICATION
SMD/2021/0719**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Principle of Development
- Design / Conservation Issues
- Amenity
- Highways

DESCRIPTION OF SITE

The proposals relate to Oldridge Farm, including the principal Grade II listed farmhouse, attached washhouse and store, and detached agricultural building.

It is described within the Staffordshire HER as “*An isolated farmstead with a dispersed plan including a detached farmhouse and two outbuildings (one adjacent to the west and another set away from the main focus of the farm to the east. The farmhouse of a 18th century date providing a relative date for the origin of the farmstead. By the mid 20th century an additional outbuilding had been added to the farmstead, aligned parallel to the original main range.*” (HER No. 52952).

The farmhouse is also individually covered within the HER – “*A listed early 18th century stone built farmhouse, with minor 20th century alterations*” (HER No. 13454).

PROPOSAL

The applicant proposes internal changes that were approved under SMD/2021/0719 (Proposed internal and external alterations to Oldridge Farmhouse and associated outbuildings.)

These include:

1. The proposed inclusion of hatches over the existing staircase to the basement rather than the previously approved balustrade.
2. The proposed re-positioning of the door to the proposed ensuite off bedroom 1 from within the existing wall to within the new stud wall.
3. The proposed inclusion of rafter ties to the roof of bedroom 2.

Given the nature of the application, the application will be considered under the Planning (Listed Buildings and Conservation Areas) Act 1990.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS1 Development Principles

SS10 Other Rural Areas

DC1 Design Considerations

DC2 The Historic Environment

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

Section 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2023/0008	Discharge of all conditions relating to SMD/2021/0719	Discharge
DOC/2023/0009	Discharge of all conditions relating to SMD/2021/0718	Discharge
SMD/2013/0106 and SMD/2013/0449	Replacement Entrance Porch	Approved
SMD/2021/0718 and SMD/2021/0719	Proposed internal and external alterations to Oldridge Farmhouse and associated outbuildings	Approved
SMD/2023/0626	Application for Removal or Variation of a Condition 2 in relation to application SMD/2021/0719	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 8/1/24

Neighbour consultation period ends: 8/1/24

Press Advert: N/A

Public Comments None

Town / Parish Comments None

Conservation officer No Objection

OFFICER COMMENTS

Principle of Development

The site is located within the Open Countryside, but outside the Green Belt. Policy SS10 for the 'Other Rural Areas' provides for extensions and alterations to existing dwellings provided they are appropriate in scale and design and do not have an adverse impact on the existing dwelling and the character of the rural area.

The proposal is therefore acceptable in principle subject to the caveats of this policy and the main issue is essentially one of design.

Design / Conservation Issues

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Paragraph 205 of the NPPF (2023) 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 206 of the NPPF (2023) states 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. Substantial harm to or loss of grade II listed buildings should be exceptional.

Paragraph 208 of the NPPF (2023) states that where a 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, where appropriate, securing its optimum viable use.

In the earlier approved application, the Council's Conservation Consultant at the time set out the significance of the building, which relates to its C17 fabric and plan form, its extensive 'architectural' modifications dating from 1723, and a number of historic 'features', including evidence for an integral C17 dairy, and to a lesser extent the C19 alterations, which are of evidential value and part of the story.

As originally submitted the Conservation Consultant identified a number of proposed alterations that would be acceptable, as well as a number of changes that would not be acceptable. There were also a number of areas where insufficient information had been provided. The case officer applied a number of pre-commencement conditions to ensure further information would be submitted for completeness. These matters were later addressed under the relevant planning channels.

Under this current application, all works proposed are alterations to approved internal changes to the property. The Conservation officer visited the property to consider the changes to be made. The officer did not have any cause to object with no further conditions added.

It was concluded that there would be no harm to the significance of the designated heritage asset and therefore it is not necessary to apply the public interest test within the NPPF. As such, subject to the conditions recommended by the Council's consultant it is concluded that the proposal complies with Policy DC2 and the provisions of the NPPF in this regard.

Amenity

The site occupies an isolated position in the midst of surrounding farmland owned by the applicants. As such no neighbour amenity issues are raised and the application achieves compliance with Policy DC1 in this regard.

Highway Safety

The site is accessed via a long farm drive from the A52.

The minor internal variations will have no impact than what was originally approved. As such there is no conflict with policy DC1 or T1 in respect of highways and access.

CONCLUSION

The development is considered to be acceptable in principle in this open countryside location. Therefore, it is concluded that the proposal complies with the relevant local plan policies and having regard to all other material considerations raised the scheme is found to be acceptable and is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 29/02/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council