

DELEGATED DECISION REPORT

SMD/2024/0048
Valid 01/02/2024

OLDRIDGE FARM
ASHBOURNE ROAD
WHISTON

REPLACEMENT OF EXISTING
WINDOWS AND PROPOSED
SECONDARY GLAZING

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed building.

DESCRIPTION OF SITE

A Grade II Listed, detached dwelling, sat within generously sized grounds within the open countryside. The property is accessed via lengthy driveway which links with the A52 Ashbourne Road. The dwelling sits to the north-east of Whiston and to the south-east of Foxt. Public Right of Way Kingsley 53 runs to the north and west of the dwelling. Public Right of Way Kingsley 61 runs in a broadly north-south alignment cutting across the access drive further to the east. The building is constructed from stone and tile and in parts is three storeys high. The building was listed on 15th December 1986. Historic England provide the following listing details:-

Farmhouse. Dated 1723 with minor C20 alterations. Coursed dressed and squared stone of ashlar quality; tiled roofs; verge parapets on corbelled kneelers and with pitched copings and ball finials (unusually on pierced fretted blocks); ashlar ridge stacks. 2-storey and attic, 3-window original main front on plinth in 2 parts: taller gabled projecting wing to right with a single central range of windows of chamfered mullioned type; 2 lights to attic over a labelled 4-light window to first floor and deeper, wider labelled 3-light window to ground floor set immediately over plinth; lower set-back wing to left has a range of 4-light chamfered mullioned windows to left end, labelled to ground floor and with central mullion missing; small round-arch window to right over entrance inscribed on lintel: TM part-glazed C20 door. Rear elevation is similarly complete. List entry number 1038022.

PROPOSAL

This is a Listed Building Consent application for the replacement of windows and secondary glazing to the Oldridge Farm, farmhouse. Elevations plans and section plans have been submitted as well as a brochure with further details relating to secondary glazing. The application is accompanied by a Design and Access Heritage Statement. During the course of determining the application amended plans have been received and considered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
DC1 Design Considerations

DC2 The Historic Environment

Supplementary Planning Guidance

1. Design principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
12. Achieving well-designed and beautiful places
16. Conserving and Enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0626	Application for Removal or Variation of a Condition 2 in relation to application SMD/2021/0719. Approved.
SMD/2021/0719	Listed building consent for proposed internal and external alterations to Oldridge Farmhouse and associated outbuildings. Approved.
SMD/2021/0718	Proposed internal and external alterations to Oldridge Farmhouse and associated outbuildings. Approved.
13/00248/LBC	Replacement Entrance Porch. Approved.
13/00125/FUL	Replacement Entrance Porch. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Press Advert: Leek Post and Times. Expired.

Public Comments: No representations received during the statutory consultation period.

Kingsley Parish Council: Support the application.

Conservation Officer (SMDC): No objections to the revised plans subject to conditions.

Peak and Northern Footpaths: We note that the PROWs Kingsley 53, 61 and 77 are close to the proposed site. Use of the PROW, and the safety of users must not be affected by the development, nor during the work taking place. This comment is made on behalf of Peak and Northern Footpaths Society, a registered charity which exists to protect and improve public rights of way for use by walkers. Nothing in this response should be taken to imply the Society's support for the development.

Rambler's Association: Kingsley P.R.O.W Kingsley 53 runs through Oldridge Farm where the proposed alterations are to be done. This path must remain open during and after work has been completed.

Severn Trent Water: No representations received during the statutory consultation period.

National Amenity Societies: No representations received during the statutory consultation period.

OFFICER COMMENTS

Policies DC1 and DC2 of the Staffordshire Moorlands Local Plan concern themselves with design and conservation. Policy DC1 is the general design policy requiring developments to be (amongst other matters), of a high quality, add value to the area and consider character, appearance and heritage. Policy DC2 is more specific in relation to the historic environment, identifying that 'The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.' Particularly relevant to this application is that DC2 goes on to state heritage assets and their settings will be protected and that 'the Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area.'

Section 12 of the National Planning Policy Framework (NPPF) concerns itself with good design proposals whilst section 16 of the NPPF relates to proposals within historic environments. Paragraph number 203 is relevant in stating that 'In determining applications, Local Planning Authorities should take account of a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and c) the desirability of new development making a positive contribution to local character and distinctiveness.'

NPPF section 16 (paragraph 205) informs 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 number 207 is relevant in that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Finally paragraph number 208 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, where appropriate, securing its optimum viable use.'

This Listed Building application is for the replacement of windows including the addition of secondary glazing within the Grade II listed dwelling. Alterations are proposed to a number of windows on the front, rear and side elevations. Works include new/replacement mullions to match existing original profiles, use of Hollington sandstone, removal of some larger glazed panels and replacement with smaller, vertically proportioned glazing, removal of top hung openings and their replacement with side hung or fixed glazing.

The revised plans, which now provide greater detail, are considered to be acceptable. The application simply proposes to improve the listed dwelling by reverting to original features whilst improving thermal efficiency.

CONCLUSION/PLANNING BALANCE

It is considered that the application is acceptable and would not result in any heritage harm to this listed building. The lack of any identifiable harm therefore means it is not necessary to consider the public benefit/interest test as set out within the NPPF. There are some additional details including (but not necessarily limited to) fixtures and fittings and a sample of stone under wet and dry conditions, which can be satisfactorily be dealt with by means of conditions. For the reasons set out within the report it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14/05/2024.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council