

DELEGATED DECISION REPORT

SMD/2024/0160
Valid 29/04/2024

OLDRIDGE FARM
ASHBOURNE ROAD
WHISTON

REMOVAL OF OIL TANK AND
INSTALLATION OF AIR SOURCE
HEAT PUMP SYSTEM.

(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 removal of an oil tank and the installation of an air source heat pump, hot water and heating system. The applicant states that this would provide a sustainable alternative to the current oil fuelled system.

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/2024/0048	Replacement of existing windows and proposed secondary glazing. Approved. (Listed Building Consent)
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.
Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

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

Kingsley Parish Council: Kingsley Parish Council unanimously support the above application.

Conservation Officer: No objections to the amended plan AL(0)24 Rev B.

Peak and Northern Footpaths: We note that the PROW Kingsley 53 is 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: P.R.O.W Kingsley 53 runs through the farm close to the proposed development. This must not affect the rights of the use of this path at all times.

Severn Trent Water: Thank you for your consultation. Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

- 100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
- 300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
- Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-yoursewers/sewer-pipe-responsibility/>
If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter
(building.over@severntrent.co.uk – Tel: 0345 266 7930)

Historic England: Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

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

Environmental Health: ASHP Noise – There is no acoustic detail provided but there are no residential neighbours close to the site so there is no predicted adverse noise impact.

The removal and disposal of an old oil storage tank must be carried out according to existing Building Regulations (Document J:Combustion Appliances and fuel storage systems). If leakage is found during removal of the existing oil tank then works to remediate should be undertaken in compliance with the condition and advisory below. In addition all works to remove the existing tank should be conducted in compliance with HSE and Environment Agency guidance.

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 removal of an oil tank and the installation of an air source heat pump, hot water and heating system. The scheme involves internal works to the cellar to provide the hot water cylinder, buffer tank and connections to the external heat pumps. The existing (outside) oil tank is located on the eastern side of the dwelling behind a timber rail fence. The applicant proposes that the two new air source heat pumps will be sited in the same position, upon a concrete base with a small soakaway. Each pump would be a 10kW unit, each measuring 1.1m (wide) and 1.565m (height). Scaled from the submitted plans, the pumps would be approximately 0.45m deep.

The pumps and concrete base are proposed to be screened by a new Beech hedgerow, whilst the hedgerow is growing/establishing itself a temporary 'dead hedge' will provide screening. The dead hedge will then be removed once the new hedge is large enough to screen the pumps.

The new tanks would be located within the cellar, both would be floor mounted. Associated pipes and smaller items would be attached to timber batons/plywood to minimise the amount of wall drilling that would be required. The proposal has now been amended following on from Conservation related concerns. The amended scheme no longer proposes wall membranes and the 100L buffer tank is now floor mounted. The changes are acceptable and no heritage harm is identified.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

This is a Listed Building application, therefore only Listed Building and heritage matters can be considered. The consultation responses from other parties are noted, but they cannot be considered as part of this application.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 27.06.2024.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council