

DELEGATED DECISION REPORT

SMD/2024/0149
Valid 02/04/2024

STONEY ROCK FARM LEEK
ROAD
WATERHOUSES

LISTED BUILDING CONSENT
FOR REPLACEMENT
WINDOWS & DOOR (PART
RETROSPECTIVE)

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Development on a Listed Building
- Design

DESCRIPTION OF SITE

The site is an early C19 Grade II Listed detached two storey farmhouse, with a red brick principal elevation with ashlar quoins, and a plain Staffordshire tile roof. Other elevations are stone, and the property is set out in an 'L' shape. In the Official Listing, the windows are described as "*casements with segmental heads*". There is a modern flat-roofed extension/ porch at the rear of the property, dating from around mid C20.

The wider site is a traditional dispersed (cluster) farmstead of detached outbuildings, some of which are original stone, as well as more modern additions.

PROPOSAL

The proposal seeks **retrospective** consent for the following:

- i). Replacement window, W6, N elevation.
- ii). Replacement windows, W8, W9, E elevation.
- iv). Replacement windows and door D2, W10, W12 elevation.

Replacement Windows, W6, W8, W9, W10, W12

The new windows closely resemble those they replaced. The thickness of the glazing units, material and colour are the same. The subdivision of glazing is the same and the joinery sections including the storm guarding detail are similar.

However there are some minor differences:

- i). The frames, mullions and transoms are slightly narrower.
- ii). Where fitted, the glazing bars/astragals are narrower.
- iii). The external timber glazing beads are bevelled rather than square.

The proposal also seeks consent to modify W11 by re-instating narrow remedial glazing bars to the fixed lower part.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14, 47, 131, 135, 200 – 214.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places,
16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1980/0724. (OLD REFERENCE: 80/08925/OLDDC). DESCRIPTION: Conversion of existing building to holiday accommodation. DECISION: REFUSED
- SMD/1982/0012. (OLD REFERENCE: 82/11197/OLDDC). DESCRIPTION: Conversion of disused farm buildings to self-catering holiday accommodation. DECISION: REFUSED
- SMD/1988/0051. (OLD REFERENCE: 88/00800/OLD). DESCRIPTION: at stoney rock farm Waterhouses - change of use to vehicle sales and repairs. DECISION: REFUSED
- SMD/1989/1539. (OLD REFERENCE: 89/00166/OLD). DESCRIPTION: at Stony Rock Farm waterhouses - change of use to light vehicle sales and repairs. DECISION: REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 02/05/2024
Neighbour consultation period ends: 01/05/2024
Press Advert: 26/06/2024

Public Comments

No comments received.

Waterhouses Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

SMDC Conservation Officer

No comments received.

Historic England

No comment.

OFFICER COMMENTS**Principle of Development**

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is in the open countryside and therefore falls under Policy SS10. Policy SS10 allows the suitable development which would secure the future conservation of a heritage asset. The proposed replacement windows are deemed to be suitable development for the heritage asset, as they are similar to the windows and door they replace and conform with the design guides, and as such the proposal is compliant with Policy SS10 and acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that replacement windows should be of a design, scale, proportions and recess of appropriate to the age of the building, and timber should be used rather than plastic, painted white or off-white. The design of the existing and proposed replacement windows conform with the design guide as they are off-white/ cream in colour, wooden framed, and match, or similarly match, those which they replace. Therefore, it is considered that the proposal is acceptable in design terms.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause

unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by Stoney Rock Cottage to the north east. The proposal would have no impact on amenity due to the nature of the proposal, as replacement windows would have no greater impact than the existing.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposed development would have no impact on Highway Safety and therefore is compliant with Policy T1.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement. The site is a Grade II Listed farmhouse, and the proposal is for LBC for replacement windows. While the windows aren't a like-for-like replacement of the existing, they are a closer representation of what the original windows would have looked like, as the existing were installed in the 1980's, as per the Heritage Statement. It is therefore considered that this proposal has a neutral effect and does not result in harm to the heritage asset and therefore the proposal is compliant with Policy DC2.

CONCLUSION / PLANNING BALANCE

On balance, the proposal does not harm the character of the Heritage Asset, and in fact enhances it, in line with Policy DC2 as it brings the property closer to how it would originally have looked. It is considered that there are no negative impacts of the proposal or the works which have already been carried out, and it is therefore recommended that the application is approved.

OFFICER RECOMMENDATION : Approve, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 08/07/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

