

Planning and Heritage Statement incorporating Design and Access Matters

PROPOSED CONVERSION AND EXTENSION OF OUTBUILDING TO FORM HOLIDAY LET AT THE OLD RECTORY, HOLT LANE, KINGSLEY, ST10 2BA

1.0 INTRODUCTION

1.1 Planning and listed building consent to convert and extend the existing outbuilding to a holiday let and the erection of a new conservatory was previously approved under applications SMD/2020/0505 and SMD/2020/0506. Whilst the application was submitted on one application form they were registered as two separate applications by the council with the listed building consent being approved on 7th July 2021 and the planning application approved several weeks later on the 19th November 2021. Applications to discharge the respective conditions attached to the planning and listed building consent applications have been submitted to Staffordshire Moorlands District Council and registered under applications DOC/2024/0025 and DOC/2024/0029 and were validated on 24th April 2024. A decision is expected by the 19th June 2024. Whilst this would technically provide the applicant with a window in which to commence the extant permission a licence is required from Natural England to safeguard the bats which were identified as being present on the site. The previously submitted bat surveys are now considered out of date and will need to be updated prior to an application for the licence being made. In addition The licence cannot be completed until the bat surveys have been updated. Given that we have only just entered an optimal period for undertaking such surveys and that the Bat Trust have recently updated their guidance to leave three weeks between surveys rather than two as previously advised it is therefore necessary to reapply for the listed building consent which shortly expires. The current application is identical to that previously approved under application SMD/2020/0506 and given that there have been no material changes to the application site or planning policy it is considered that approval should be forthcoming. All information submitted as part of the conditions application for application SMD/2020/0506 has been submitted as part of this application so that, in the event of the council, approving the application this can be without any pre-commencement conditions being imposed.

1.2 The application relates to a two-storey former coach-house, stable and servants' quarters to form a holiday let at The Old Rectory (referred to in the Listing as Peak House). The application building is part of a Grade II Listed Building. The principal Listed Building is a two-storey late 19th Century former Rectory constructed with a local red brick and has a plain tiled roof. It is a large detached house standing in generous, landscaped grounds.

1.3 The site is located on the edge of Kingsley village and would have originally provided accommodation for the Rector of St Werburghs C of E Church on Church Street.

1.4 The Listed Building is an attractive late 19thC dwelling. It has been constructed with a local red brick with blue brick bands between floors and above windows. Windows and doors are framed within carved stone. The tiled roof is patterned with alternate bands of blue and red clay tiles.

1.5 The grounds of the building are generous and landscaped. The entrance is off Holt Lane through tall brick pillars and a wrought iron gate. The frontage is marked by a low stone wall with planting behind, and a tall brick wall with stone coving.

1.6 The application building is a two-storey collection of outbuildings, apparently used in the past as coach houses, stables, storage and small servants' quarters. It has an 'L' floor plan and extends from the northern gable of the principal house. The outbuildings are generally of sound construction, with demolition proposed only for a much later metal pole and timber framed lean-to with a corrugated sheet roof.

2.0 PLANNING POLICY

2.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

2.2 The National Planning Policy Framework (NPPF) was revised in December 2023 is a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

2.3 Whilst the recently revised NPPF does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications (para 2). The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 10) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. The Development Plan for the Staffordshire Moorlands comprises of the adopted Local Plan (September 2020).

2.4 The most relevant policies of the adopted Core Strategy are considered to be SO1 (Spatial Objectives), SS1 (Development Principles); SS1a (Presumption in Favour of Sustainable Development); SS8 (Larger Villages Area Strategy), DC1 (Design Considerations); DC2 (Historic Environment); E4 (Tourism and cultural Development) NE1 Biodiversity and Geological Resources; T1 (Development and Sustainable Transport) and T2 (Other Sustainable Transport Measures). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

3.0 KEY PLANNING ISSUES

3.1 The key issues for consideration in the determination of this application are considered to be: -

- the principle of the development
- impact on the heritage asset of the building and the principal building
- impact on the character and appearance of the area
- impact on highway safety
- impact on biodiversity

3.2 The planning application site is located on the edge of the built-up area of Kingsley and within the Local Plan Village Boundary. The application site is located within the settlement boundary, as a consequence close to village facilities. Kingsley has a church, village hall and a primary school. Whilst the local shop has closed, there are two pubs, and there are bus services to Cheadle. Kingsley is identified as a "larger" village by Local Plan policies SS2 and SS8. Policy S8 states that "these settlements shall retain and enhance their role as a rural service centres providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale

and type appropriate to each settlement having regard to infrastructure capacity and character". Part 4 of the policy seeks to ensure that new development reflects and enhances each village's special character and heritage and lists a number of objectives, including:

- Giving priority to the reuse and regeneration of existing redundant, underused or surplus sites and premises for new development; and
- Protecting and enhancing the setting and historic character of the village, including heritage assets.

3.3 The proposal seeks to change the use of the existing outbuilding to a holiday let. Policy E4 of the Local Plan (2020) relates to the provision of tourism and cultural development. The proposed development will comply with part B(1) of this policy as the application site is located within the settlement of Kingsley where local services, facilities and public transport is available. The principle of the proposed change of use and conversion is therefore considered acceptable. On this basis it is considered that the proposal complies with the requirements of Core Strategy policy SS6a. The proposed use is therefore acceptable in principle.

3.4 The National Planning Policy Framework states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Local Planning Authorities are therefore encouraged to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and the desirability of new development making a positive contribution to local character and distinctiveness. The impacts that the proposal will have on the character and appearance of the area and the historic assets of the Listed Building are covered in the Heritage Assessment that forms part of this Statement (Section 4).

3.6 In terms of the impact of the proposal on the character and appearance of the area, the proposed use is residential (albeit occupation restricted via a condition for holiday let use) and it is located in a predominantly residential environment. The proposal does not involve new buildings, albeit proposing an extension. The proposal delivers an economic use to the application building through an appropriate conversion to C3 use and in doing so assists its future as an historic asset.

3.7 Paragraph 114 and 115 of the NPPF, and CS policies T1 and T2 requires that decisions should take account of opportunities that exist for sustainable transport modes. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe is reflected in CS Policy T1 Development and Sustainable Transport.

3.8 The application site has historically generated traffic at a level above its current use. The site has a wide entrance onto Holt Lane which is capable of accommodating the level of traffic generated by two small residential units. Parking would be accommodated within the existing hard surfaces within the curtilage.

4.0 HERITAGE STATEMENT

4.1 The application property is part of a Grade II Listed Building. It is a two-storey brick building formerly used as a coach-house, stables and servants' quarters associated with the principal building which was built as a Rectory. The principal Listed Building is referred to in the List as Peak House and described as "Former rectory. 1870s. Red brick with modelled band at first-floor level; hipped and gabled steeply-pitched tiled roof on moulded eaves band; modelled ridge stacks. 2-storey, 3-window asymmetrical front; 2-, 2-, one-light stone-dressed trefoil-headed windows, gabletted over outer ones on first floor, hipped bay to ground floor left, and with 2-storey gabled (with stone-dressed verge parapets) porch projection to right of centre; trefoil to apex and deeply-moulded pilastered Tudor- arch entrance, flanked by diagonal buttresses; part-glazed inset door". It is a very attractive late C19th dwelling with elements of "Gothic" detailing.

4.2 The application building is effectively an annexe to the principal dwelling. It is built of similar materials but in a simpler style. There are timber “garage doors” to the former coach-house and numerous windows in the remainder of the building, which is not unusual given that a good part of the building has historically been used for residential purposes.

5.0 COMMENTS ON THE HERITAGE ASSET

5.1 The proposal seeks to retain all existing openings with only one new window (to the kitchen rear elevation). All other openings are adapted to the new use.

5.2 The application proposes a small single storey extension on the rear elevation of the building in place of the proposed demolished lean-to. Both units would take part of the structure to use as day rooms.

5.3 The historic purpose of the application building is to provide support to the principal dwelling. Its size and design and the quality of materials and detailing reflects this secondary role. The internal and external changes to the building are minor and do not diminish the character of the building. The proposed extension is small and does not compete with the subordinate purpose of the building. Its relationship with The Old Rectory is therefore retained.

5.4 The conclusion of this assessment is that the proposal does not harm the conservation asset of the application building not of the principal Listed Building. The proposed use and the proposed alterations that facilitate the new use are at a level that will not cause harm to the asset nor the character of the area.

6.0 DESIGN AND ACCESS ISSUES

6.1 Use

The application proposes the conversion of the application building to a holiday let.

Amount

The application proposes the conversion of the building into a holiday let .

6.2 Layout

This is largely determined by the existing building that will be retained and converted to another use. The building is attached to The Old Rectory.

6.3 Scale

The scale of the historic building will be retained. The proposed single storey extension on the rear will be in proportion to the host building.

6.4 Landscaping

The application buildings sits in a landscaped garden There will be no formal landscaping proposed in this application.

Appearance

Clearly, the listed status of the application building leads the proposal towards one that seeks to retain the existing appearance and character of the building. The proposal does exactly this throughout. The elevations will be renovated and existing features retained. The proposed rear extension will be secondary and will not compete with the listed status of the building.

Access

The site already has an established access onto Holt Lane. This access will also serve the proposed residential use.

7.0 CONCLUSION

7.1 The Government requires that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

7.2 The proposed development is considered to constitute a sustainable form of development as it complies with the three elements of sustainability (social, economic and environmental) as advocated by the NPPF. Furthermore, the proposal is in accordance with the provisions of the policies listed above in the Staffordshire Moorlands Core Strategy.

7.3 The application is a Listed Building. The proposal that gives the building a new use that secures its future whilst retaining its historic legacy.

7.4 The Local Planning Authority is requested to support this planning application and allow the conversion and extension of the building into two self contained dwellings and grant planning permission accordingly.