

DELEGATED DECISION REPORT

SMD/2024/0218
Valid 03/06/2024

CHURNET HALL COTTAGE
CHEADLE ROAD
CHEDDLETON

LISTED BUILDING CONSENT
FOR -
INTERNAL AND EXTERNAL
REPAIRS AND ALTERATIONS
TO INCLUDE DEMOLITION OF
EXISTING BATHROOM AND
CONSTRUCTION OF NEW
BATHROOM, AND
DEMOLITION OF
EXISTING PORCH

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Development affecting a Grade II* Listed Building
- Development in a Conservation Area

DESCRIPTION OF SITE

The site comprises of a Grade II* Listed late 18th century cottage of coursed sandstone construction with a tiled roof, and part of the attached late 19th century garage (formerly a fire station, which is considered in the Heritage Statement as a non-designated heritage asset). The cottage forms part of the Cheddleton Mill complex, and is recorded on the Staffordshire as Mill Cottage, Cheddleton Flint Mill. The Official List Entry reads: *Cottage. Late C18 with early C19 alterations. Coursed dressed and squared stone; tiled roof; ridge stack (above straight joint) to right of centre. 2-storey, 2-window front, chamfered angle to right end; casements, offset to right (possibly formerly block mullioned to first floor); door in C20 glazed porch to left; straight joint between window ranges. The cottage forms part of the Cheddleton Flint Mill complex, including grinding mills (q.v.) and furnaces (q.v.) set in a close and attractive group. Included for group value.*

The accompanying Heritage Statement describes Churnet Hall Cottage as much altered, and in poor condition and is considered now to be of no more than **medium significance overall but to merit its designation** as a heritage asset of national importance. The poor condition of the building is having a negative effect on this significance and **repair work needs to be carried out and a new use found for the building**. It has been vacant for at least five years and is noted in the HER record as having been listed in the 1999 *Buildings at Risk West Midlands* by English Heritage.

PROPOSAL

The proposal seeks permission for internal and external repairs and alterations, including the demolition of the late 20th century glass porch and bathroom extension. The bathroom is to be reconfigured to reinstate parking in the garage.

Revised plans have been received to provide details of proposed replacement windows, and the replacement hearth, lintel and chamber, as well as a revised site plan illustrating the extend of other land within the same ownership of the applicant on the same site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 200 – 203, 205 – 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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 19/06/2024

Neighbour consultation period ends: 04/07/2024

Press Advert: 26/06/2024

Public Comments

No comments received.

Cheddleton Parish Comments

Neither. Cheddleton Parish Council feel Conservation will be best placed to decide as it is Listed.

Staffordshire County Council Highways

No consultation response received.

Historic England

Not offering advice. Refer to published advice.

Canal and River Trust

C&RT have requested the following informative is appended to the decision notice:

1. *The applicant is advised that prior to any work commencing, agreement with the Canal & River Trust for the use of the access route both during and after construction should be ensured. The applicant should contact the West Midlands estates team at the Trust to follow up on this matter, separately from the planning process. They may also need to enter into an agreement with our infrastructure services team regarding works in close proximity to our infrastructure and its necessary protection. The applicant should contact the Trust's teams via 0330 040 4040.*

Staffordshire County Council Flood Risk Team

Given the nature of the proposals, they would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Please find attached our standing advice for household extensions. The Flood Team have no further comments to offer on this application.

SMDC Conservation Officer

No issue with the removal of the porch. Has requested further details of windows, hearth, and cleaning method for paint removal which have since been provided. Has requested further details of rainwater goods; and raised objection to the use of Gypsum plasterboard as it is incompatible with a heritage building. Did not advise suitable alternative.

Requested further details of skirting boards, limes, paints and plaster.

OFFICER COMMENTS

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.

The design of the proposals are considered acceptable, as the proposal aims to reinstate historic features that have been lost over time, such as traditional glazing bars on the windows, as well as the removal of the garage which is considered harmful modern addition of poor design which detracts from the setting of the GII* Listed Flint Mill site. The design of the replacement bathroom is considered acceptable as the relocation to the rear of the garage in line with the rear garage wall would enable the garage to be brought back into use as a garage, rather than storage, which reduces on-street parking in the 18th Century Flint Mill site. The proposal is therefore considered acceptable in design terms, and compliant with Policy DC1.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively 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.

Paragraph 205 of the NPPF 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.”* The development relates to a Grade II* Listed Building in Cheddleton Conservation Area. Grade II* buildings are particularly important buildings of more than special interest, and only around 5.8% of listed buildings are Grade II*, and therefore great weight shall be attributed to the asset’s conservation.

The proposal includes the demolition of the porch of the dwellinghouse, which is not to be replaced. The porch is described in the Official List Entry as: *“C20 glazed porch to left”*. Despite being described in the listing, the porch is a later 20th Century addition and is considered to detract from the significance of the heritage asset due to the poor nature of the design and construction, and unsympathetic use of materials. The SMDC Conservation Officer has raised no issues with the removal of the porch, and therefore it is considered acceptable to remove, whilst maintaining the significance and conservation of the heritage asset.

The existing windows are to be repaired and glazing bars are to be reinstated to restore the historic fabric of the building. The windows are to be repaired rather than replaced, which is in line with Historic England and historic building conservation guidance and good practice. This is therefore considered acceptable.

The other alterations are within the building, and are not visible from the exterior. The most notable change is the C20 bathroom, which is at ground floor level in the attached garage which is also to be removed, and rebuilt in a different location within the garage, and not visible from the exterior of the property. It is estimated that the bathroom was constructed in 1975, and therefore also benefits from being GII* Listed, despite not pertaining to the original structure or adding to the significance of the listed building or the setting of the neighbouring listed buildings. The removal and relocation of the bathroom would allow for the garage to be returned to a parking use, which has not been possible due to the bathroom taking up a large portion of the interior space in the garage. It is considered that bringing the garage back into this use would have a positive impact on the heritage asset and its setting as it would provide an interior 'off-street' parking space, as well as re-establishing a traditional use of this garage (formerly a fire station). The bathroom would incorporate use of gypsum plasterboard and plaster skim which is not supported by the Conservation Officer on the grounds of being inappropriate for a historic building and causing damp, however the proposed bathroom is a wholly new build in a ventilated garage, and therefore the proposed materials are considered acceptable as they will be new materials in a new building, and wouldn't clash with this existing historic materials. The Conservation Officer also requested details of the paints to be used, however this was deemed unnecessary as the alteration and repair schedule on drawing no. CHC-02 Rev B states that heritage water-based paints such as Farrow & Ball/ Little Greene or equivalent is to be used, and is considered acceptable.

The hearth is to be reinstated, and details have been received which are considered acceptable.

The proposal also includes a new kitchen to be installed, which would require a ventilation hole to be drilled through the rear wall of the cottage, into the attached garage. This would permanently and somewhat irreversible alter the fabric of the listed building, however it is as requirement of Building Regulations. This would typically be an unacceptable change, however in this circumstance the proposal is considered acceptable as the hole would not be visible from the exterior, and is therefore considered 'less than substantial harm', and in line with NPPF Paragraph 208, significant weight is attributed to securing the optimum viable use, which in this case is a dwelling, which would require modern amenities like a ventilated kitchen.

CONCLUSION / PLANNING BALANCE

The proposal seeks to make internal and external repairs and alterations, including the demolition of the late 20th century glass porch and bathroom extension. The bathroom is to be reconfigured to reinstate parking in the garage. While these are minor changes, Paragraph 205 of the NPPF requires great weight to be attributed to a heritage asset, with the greater the significance of the asset, the greater the weight. The proposal affects a Grade II* Listed Building, which are particularly important buildings of more than special interest, with only around 5.8% of listed buildings are Grade II*, therefore significant weight is attributed to its conservation. Typically, the demolition or removal of any part of a GII* building would be wholly exceptional, in this case it is considered that the proposed alterations would indeed enhance the significance of the building and its setting, which includes a number of

other GII* buildings, within a HER site and Conservation Area, in line with Policy DC2. On balance, the proposal is considered to have a beneficial impact on the significance of the heritage asset, especially when great weight is attributed to securing its optimum viable use.

On balance, the proposal demonstrates an appreciation for conserving and enhancing a significant historic asset and its surroundings within a Conservation Area and HER site, as well as the wider industrial landscape of the Staffordshire Moorlands, and therefore the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 30/08/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council