

DELEGATED DECISION REPORT

SMD/2024/0340
Valid 24/07/2024

THE OLD ENGINE HOUSE
BIDDULPH ROAD
MOW COP

**APPLICATION FOR LISTED
BUILDING CONSENT FOR -
INSTALLATION OF DOORS
WHICH DIFFER SLIGHTLY
FROM THOSE PREVIOUSLY
APPROVED BY APPLICATION
REFERENCE DOC/2014/0068
FOLLOWING THE GRANTING
OF PLANNING CONSENT
UNDER REFERENCE
12/00680/LBC (SMD/2012/0857)**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

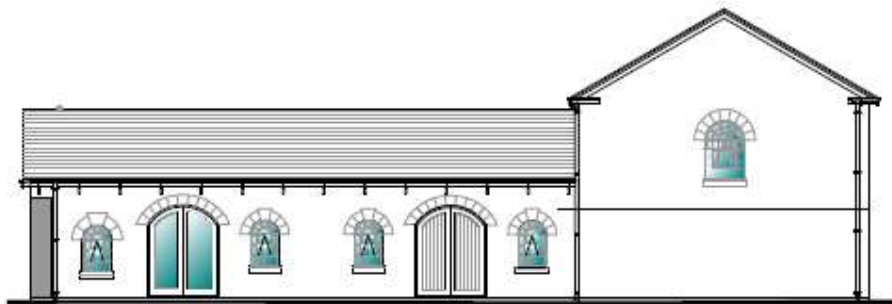
- Heritage - LB

DESCRIPTION OF SITE

Prominent stone building of obvious age and character in lone setting recently renovated from semi ruinous state. Originally the building was associated with adjacent colliery activity. The solidly proportioned form, stone arched windows and doorways and original cast iron window frames give the building a distinctive appearance. The building is Grade II Listed 20th Nov 1987. The List entry reads:

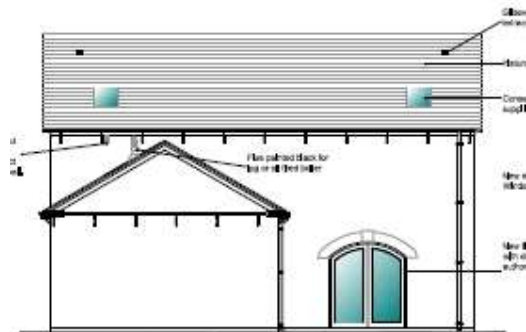
Engine house serving coal mine (now disused). Early to mid-C19, with C20 alterations. Rough chisel-dressed and squared, coursed rubble; corrugated roof (that part remaining at time of resurvey, November 1984). 'L'-shaped plan of engine house and attached lower wing of stables or workshops; winding house beyond, in foundations only. 2-storey, 3-window front; chamfered eaves course; round-arch, cast-iron casements to both levels. Arched entry to south-east adjacent to single-storey workshop and/or stabling; chamfered eaves bands; small round-arch casements flank 2 arched entries (now blocked) towards centre; remains of winding house to south-east end. Single-storey wing and winding house directly face mine shaft, approximately 25m to north-east. The earlier workings at Biddulph are situated on the hillside, later mines moved into the valley.

This application relates to three barn-type ground-floor openings to the building's half courtyard. In the north east elevation the approved inserts for the door (or door sized) openings comprise one in timber entirely un-glazed and one in timber but fully glazed (see below). A third opening facing into the courtyard from the south east



North East Elevation 1:100

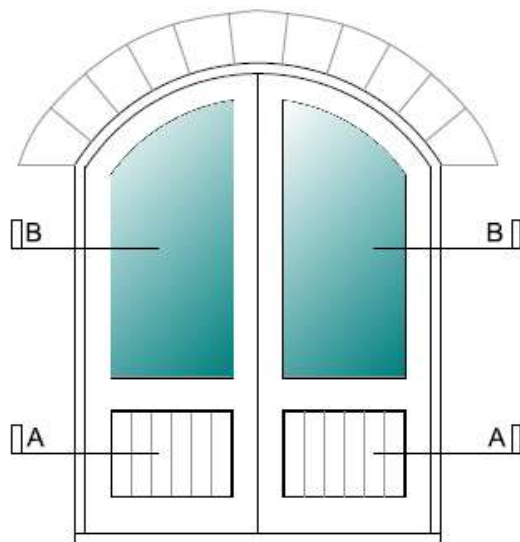
elevation would also be fully glazed (see below).



South East Elevation 1:100

PROPOSAL

The proposal is that each of these three openings should now be finished with a single design comprising a partly glazed / partly boarded door (see below). Section drawings have also been provided in a 1:20 scale drawing ref 1557-AL 12.



Elevation of Hall, Kitchen & Lounge Doors 1:20

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/11759/OLDDC – proposed conversion of old workshops to dwelling house – refused
12/00674/FUL – proposed conversion of the Old Engine House to dwelling approved
12/00680/LBC – proposed conversion of the Old Engine House to dwelling
SMD/2019/0037 – proposed change of use of land to allow re-location of domestic curtilage – withdrawn
SMD/2019/0038 – Listed Building Consent for proposed change of use of land to allow re-location of domestic curtilage – withdrawn
SMD/2019/0042 – proposed detached garage and patio – withdrawn
SMD/2019/0043 – Listed Building Consent for proposed detached garage and patio – withdrawn
SMD/2019/0523 – proposed re-instatement of the south eastern wing to the old engine house – approved
SMD/2019/0524 – LBC for proposed re-instatement of the south eastern wing to the old engine house – approved

DOC/2014/0068 – discharge of conditions (12/00680/LBC) 2, 3 and 4 – approved
DOC/2014/0069 – discharge of conditions (12/00674/FUL) 3, 4, 5, 6, 9 and 14 – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 30.08.2024
Neighbour consultation period ends: 15.08.2024
Press Advert: 29.08.2024

Public Comments

None

Town / Parish Comments

Biddulph Town Council – none

OFFICER COMMENTS

Principle of Development

Any proposals for work that affects the historic significance of a Listed Building will normally require LBC. An appropriate application has been made in this case with regard to the design suitability of three large former doorway openings.

In a photograph previously supplied but un-dated (SMD/2019/0523) it can be seen that two of the doorways in question were at that time infilled with a makeshift personnel door insert. The third door was missing.



Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

An LPA can only discharge its duty to make a proper assessment of the impacts on a Conservation Area and/or a Listed Building, if it is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

NPPF paragraph 205 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".

Paragraph 206 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 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

Design / Heritage

The most probable historic door for these three openings would likely have been of solid timber boarding but there is no known surviving record available. The original doors have long been lost. At the date of Listing at least two of the doorways are described as "now blocked".

The main significance is in the retention of the form of the opening which has survived and is retained unchanged in the approved development now being implemented.

The design of door now being proposed is arguably a further step towards a more 'domestic' appearance from those approved and as such may be considered to represent some partial compromise but the difference can be considered slight with no strong reason to resist the variation. No doubt the request arises from a desire by the applicant to achieve a 'workable' liveable home and in so far as there may be considered some 'less than substantial' harm to the understanding or appreciation of the historic characteristics and therefore significance of the building this can be weighed against the public benefit of the overall restoration of this unusual building, which had not long ago been near derelict, and securing the optimum viable use.

Amenity

The proposed changes to glazing will not introduce any new or altered impacts on privacy with neighbours.

CONCLUSION / PLANNING BALANCE

There would be some justification for concluding that this alternative door / window design could be considered 'neutral' in its impact on the historic significance of the building when considered relative to the approved door designs. However, the above assessment leads to a conclusion that there would be some 'less than substantial' harm. The assessment then goes on to weigh the public benefits of supporting the owner in his renovation work by allowing the amended design and in doing so continuing to ensure that optimal viable use is secured.

It is not known what the historical door detail was. This new design can be considered to maintain the historic significance just as well as the approved scheme in that the new design does not diminish the significance of the overall form of the doorway openings. It could be considered that using the same 'door' for all three openings allows a better understanding than the mix of one entirely boarded and two glazed forms as previously approved which in at least one sense could be seen as introducing a confusion.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Arne Swithenbank

Recommendation Date: 16th September 2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council