

DELEGATED DECISION REPORT

**SMD/2024/0553
AND
SMD/2024/0554
Valid 13/12/2024**

**MEADOW PLACE FARM
BROOKFIELDS ROAD
IPSTONES**

**PLANNING APPLICATION AND
LISTED BUILDING CONSENT
FOR THE CONVERSION OF
GARAGE TO GARDEN ROOM
AND ASSOCIATED WORKS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the preservation of the building or its setting or any feature of special architectural or historic interest which the Listed Building possesses, in line with Section 66(1) of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a curtilage Listed converted barn associated with Meadow Place Farm. The existing use of the converted barn building is a holiday cottage, forming the Western side of an original farmyard. The main farmhouse at Meadow Place Farm (North of the holiday cottage), as well as another barn to the East, are both Grade II Listed. The holiday cottage is bounded by neighbouring dwellinghouses to the North, East and West. The South side of the yard is open to Brookfields Road and access is gained via a pair of timber gates located centrally within a stone boundary wall. The application site is located in the Development Boundary and conservation area of Ipstones.

PROPOSAL

The proposed development consists of the conversion of the existing garage to a garden room, including associated internal and external works. The applicant is seeking to provide more living accommodation, namely kitchen facilities, for the holiday cottage.

The principal adaptations are to the floor to the sitting room and the alterations to the garage. It is proposed to upgrade the floor and wall insulation to the garden room and provide a new door opening into the adjacent workshop (for access to storage). A portion of the existing stone wall to the garage is to be left exposed for aesthetic reasons. It is also proposed to form a new opening in the gable wall of the existing kitchen to provide access to the new staircase.

The timber garage doors will be removed although the pintles will be retained in situ as evidence of the former use of the building. The existing stone jambs and lintel of the opening would remain intact, again to reinforce its former use and form. It is proposed to recess the new glazed screen back from the opening rather than introduce a frame into the opening itself. This frame recession will be further reinforced by the utilisation of a black aluminium frame and doors.

The only other external intervention will be an extract terminal on the rear wall of the garage. Visually, the discharge outlet will comprise a 215mm square black cast iron grille set flush with the stone work.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 -
Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/1000 – Amendments to barn conversion 1st floor conservatory over garage, 2 new windows and roof lights. Approved.
SMD/2004/0349 – Conservatory. Refused.
SMD/2004/0359 – Listed building consent for a conservatory. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 31/01/2025
Neighbour consultation period ends: 31/01/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Ipstones Parish Council - Support.

SMDC Conservation Officer

SMD/2024/0553 and 0554

No Objection subject to condition

The applications relate to an unlisted barn, located within the curtilage of the Grade II listed Meadow Place Farm. The host building is also located opposite Grade II listed barn (ORCHARD PLACE), which is thought to have been part of the same farm yard complex. The barn has previously been converted into a dwelling. Due to the previous conversion the former barn has undergone a number of modern interventions.

Internal alterations:

The existing concrete floor is of modern installation, as such its loss and replacement with a new insulated concrete floor present a like-for-like change. A number of other internal alterations are proposed, including a new doorway, and internal insulation. As the barn conversion is not listed, and has undergone significant previous alterations, these changes are considered acceptable. The internal alterations will result in the uses of rooms being changed, but will not change the internal layout, which will remain readable as a former barn.

Extraction fan:

The proposed extraction fan will allow for increased ventilation to the barn, mitigating the potential effects of internal insulation. Following receipt of revised plans, there is no objection to the proposed extract vent. This is on the understanding that this vent is black cast iron as stated on elevation plans.

Garage doors:

The proposed glazed door allows the existing garage/barn entrance to retain its character as a barn entrance, as such this will not harm the setting of the listed building. The proposed doors are similar in design to the existing adjacent glazed doors. As such there is no objection to the proposed conversion, subject to details of the door to be installed.

OFFICER COMMENTS

Policy Context

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Ipstones. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the village of Ipstones, which is one of the larger villages where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

Impact on the character and appearance of the Grade II listed building

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a

positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Paragraph 212 of the NPPF (2024) 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.

Paragraph 214 of the NPPF (2024) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

It is considered that the proposed external works to the building would not harm the character of the host building nor the surrounding Listed buildings. The Conservation Officer of the Council does not object to the proposed works for this reason. The proposed recessed glazed doors to replace the existing garage doors allow the existing garage/barn entrance to retain its character as a barn entrance. Important features will be retained in situ as evidence of the former use and form of the building, such as the pintles, the existing stone jambs and lintel of the opening. Thus, it is considered that this alteration will not harm the setting of the adjacent Listed buildings. Furthermore, the proposed doors are similar in design to the existing adjacent glazed doors. As such, the Conservation Officer does not object to the proposed conversion, however has requested that details of the door to be installed shall be secured by way of a condition.

The Conservation Officer does not object to the proposed extraction fan, as it will allow for increased ventilation to the barn, mitigating the potential effects of internal insulation. Following receipt of revised plans to demonstrate the location, size and appearance of the extraction fan, there is no objection to the proposed extract vent. It shall be conditioned that this vent is black cast iron as stated on the elevation plans approved.

The proposed internal works to the building do not comprise development which is considered to impact the setting of the Listed buildings. It has been identified that a series of existing modern interventions to the building have occurred resulting from the conversion of the barn. As stated by the Conservation Officer, the existing concrete floor is of modern installation and as such its loss and replacement with a new insulated concrete floor presents a like-for-like change. As the barn conversion has undergone significant previous alterations, the new doorway and internal insulation are considered acceptable. The internal alterations will result in the uses of rooms being changed, but will not change the internal layout, which will remain readable as a former barn.

Overall for the above reasons the proposed development would sustain the importance of the heritage asset in compliance with Policy DC2 of the LP and the National Planning Policy Framework.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations should harmonise with the parent building.

It is considered that the design of the proposed external alterations to the building would be acceptable. The existing timber garage doors are a modern replacement of the original barn entrance, ensuring a clear readability in terms of the retention of this feature. As such, although there has been intervention to this feature of the barn over time it is important that it's identification of a barn entrance is maintained, in order to maintain the character of the building. Whilst it is noted that there would be an alteration from solid entrance doors to a void glazed recessed set of entrance doors, it is concluded that the proposed doors are similar in design to the existing adjacent glazed doors. Furthermore, the retention of the use of the feature as a barn entrance would sustain the character of the original barn.

Whilst the black aluminium frame and doors of the proposed new entrance would be different in colour to the white framed fenestration of the barn, the black colour is considered to reinforce the frame recession. As such, the alteration in the colour of the fenestration framing would not be considered to have any impact on the heritage of the surrounding Listed buildings.

The proposed extraction fan is not considered to comprise inappropriate development in terms of its design. Due to its very small size, it would appear inconspicuous on the external elevation of the building and is therefore considered to be minimis.

Amenity

Paragraph 130 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 application site is bound by Orchard Place, No. 76 Brookfields Road to the North-East and Cresta, No. 88 Brookfields Road to the South-West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses adjacent to the site.

The proposed conversion from a garage to a garden room / kitchen would notably mean that a non-habitable space would become a habitable area of accommodation. This being said, the change in the use of an existing garage to a garden room / kitchen would not be considered to have a detrimental impact on the privacy amenity of the neighbours at Orchard Place, No. 76 Brookfields Road. Despite the replacement of the existing solid timber garage doors with a large recessed glazed entrance on the North-East facing elevation of the building which would look towards

the neighbours at Orchard Place, this glazed area would only look onto a predominantly blank stone wall. The two small windows on this elevation of the adjacent neighbouring building are obscure glazed. Furthermore, they are located behind a section of mature hedging. Thus, it is clear that no overlooking would occur.

No areas of glazing would be located on the West facing elevation of the holiday cottage which would face towards the neighbours at Cresta, No. 88 Brookfields Road. Therefore, it is clear that no amenity impact would occur for this neighbour.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2024). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 05/02/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council