

DELEGATED DECISION REPORT

HPK/2017/0038
Valid 24/01/2017

HAWTHORN FARM
FAIRFIELD ROAD
BUXTON

LISTED BUILDING CONSENT
FOR PROPOSED
REPLACEMENT OF ALL THE
WINDOWS AND DOORS AT
THE FARMHOUSE AND
OUTBUILDINGS,
REPLACEMENT
PORCH/CANOPY OVER THE
REAR DOOR OF THE
FARMHOUSE AND INTERNAL
ALTERATIONS TO THE
OUTBUILDINGS

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Principle of development
- Design/impact on the Listed Building

DESCRIPTION OF SITE

Hawthorn Farm is a Grade II listed Building situated within the Fairfield Conservation Area and accessed directly off Fairfield Road. The area surrounding the site is primarily residential in character. There is space for off-street parking within the site.

PROPOSAL

The application seeks Listed Building Consent for replacement of all windows and doors at the farmhouse and outbuildings, replacement of porch/canopy over the rear door of the farmhouse and internal alterations to the outbuildings.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S1 – Sustainable development principles
S1a – Presumption in favour of sustainable development
S2 – Settlement hierarchy
S7 – Buxton sub-area strategy
EQ6 – Design and place making
EQ7 – Built & historic environment

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 7 Requiring good design
- 12 Conserving and enhancing the historic environment

National Planning Practice Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0250 – FP. Retention of change of use from bed and breakfast guesthouse (C1) to self-catering holiday let. Approved, 25.08.2016

HPK/2016/0376 – LBC. Retention of change of use from bed and breakfast guesthouse (C1) to self-catering holiday let. Approved, 26.08.2016

HPK/2010/0366 – FP. Installation of shower and fitness areas in ancillary accommodation. Approved, 22.10.2010

HPK/2010/0447 – LBC. Installation of shower and fitness areas in ancillary accommodation. Approved, 25.10.2010

CONSULTATIONS

Publicity

Site Notice expiry date: 28/02/2017

Neighbour consultation period ends: 21/02/2017

Press Advert: Yes

Public Comments

None received

Town / Parish Comments

N/A

HPBC Conservation/Listed Buildings

Comments on plans/information initially submitted

- Essentially, the application looks very promising as it is looking to remove windows and doors of poor design and replace them with more appropriately designed painted timber joinery. A small porch is also to be constructed at the rear.

- The application is currently lacking in detail to enable us to assess the historic value of the various elements and more detail is required to describe the new windows/doors and porch. Evidence of any other historic photos should be submitted to assist in identifying the historic interest of the property.
- We require an annotated photographic schedule showing each window/door/porch to be replaced (external only should suffice initially) and a drawn detail of each proposed window/door/porch which is different i.e drawn detail of a typical casement window with section to show frame size, moulding detail, putty fixing, flush casement, glazing bar detail, position in opening.
- Joinery details to bay windows, porch, hopper windows, large cart-arch opening, will need individual drawings.
- When we have the above information we will be able to have a clearer idea of the historic significance of the property and be able to assess the changes against this. Given that this is a Listed Building this information is required in advance of a decision and it is too significant to control by condition. It is possible that any surviving historic windows/doors should be retained or replicated. It is rarely the case that a 17th century building will have a set of uniform windows as one of the features of their special interest is often the various historic window styles which reflect changes over time which is part of the history of the building (although clearly visually harmful windows should be replaced).

Up-dated comments following receipt of some additional information

- In light of additional information I shall re-visit the site.
- We clearly have a situation where the windows in the property now do not fully accord with the List Description.
- I have obtained some historic photos from the County Council. A complication is that we seem to have had numerous changes to windows based on historic photos. Therefore we need to take a view on whether there are any surviving historic windows and should they be retained?
- Where there is no evidence of historic windows, is the proposed simple flush casement appropriate or should we be pursuing the 19th century character?

Further up-dated comments following re0visiting the site

- During the site I inspected all the windows to assess whether there are any surviving historic windows and I only found two.
- This is a 17th century farmhouse with evidence of earlier stone mullion windows, the openings of which have been enlarged to accommodate vertically-sliding sash windows and then 20th century side-hung casements. There is only one surviving vertically-sliding sash window and a further small-pane fixed light to the stairs. The list description mentions 19th century casements with diamond leaded lights but having inspected the property I can find no evidence of authentic leaded lights, only stuck on leading, on windows which are early 20th century. I have obtained historic photos from the County Council taken at about the date of Listing and these show predominantly the current windows. I am convinced that there were no 19th century leaded

windows. The current windows are of poor quality and detract from the historic interest of the building (apart from the two that I have asked to be retained).

- I can't see the joinery details in the application file.
- Overall, I support the proposed replacement windows subject to the following comments:
 - Glazing needs to be secured with putty or mastic not timber beading to ensure that the windows as closely as possible replicate the historic detail
 - The casements all need to line though – at present some of the casements stand forward of others. The joinery detail for these needs to be adjusted
 - Window Nos 4 & 20 need to be retained (both historic). No approval for upgrading to double-glazing
 - There is no objection to the replacement canopy at the rear but I am not convinced that the timber enclosure is an historic detail. I feel that the tiled canopy on its own supported on brackets would be preferable and will not overwhelm the gable.
 - All windows to be within the historic opening
 - Door details are acceptable
 - The proposed changes to the farm building are so much better and fully support these changes. On a detailed point the hopper windows should be inward opening rather than hop-hung (this is shown on the section drawing but the reverse on the elevations). It is also critically important that the windows and doors are recessed – especially the large cart openings to ensure a shadow line.
- Conclusion:
 - Revised plans required to show 2 historic windows retained
 - Omit porch sides
 - Revised joinery details to show putty or mastic, inward opening hoppers and confirm position within openings and casements to line through.

Final comments

- All looks fine...the only thing that I can't see on the drawings is a section showing a glazing bar on the house windows (one is shown for the barn). We could either condition the submission of a glazing bar detail for the house windows or state that all glazing bars are to be in accordance with that shown on the barn conversion drawing. Don't need to condition the retention of the 2 historic windows as the plans confirm this. Don't need to condition materials. Condition construction detail for the porch and its facing materials

The Victorian Society

- Object to the disposal of nineteenth-century windows, which would be harmful to the significance of the listed building.
- Hawthorn Farm is listed as an early seventeenth-century farmhouse with significant nineteenth and early twentieth century additions. The list description highlights the attractive C19 leaded windows, of which only a small number appear to survive. It seems likely that the leaded windows were designed and installed in part as a response to the antiquity of the building. They therefore represent a thoughtful, contextual and attractive intervention. It

is not clear whether consent was ever received for the removal of these windows. If not it would be a matter for the Council's planning enforcement team. In any case, the further erosion of the building's historic character by the removal of those leaded windows it does retain is not acceptable. Their total removal would entail the loss of a considerable amount of historic fabric and would undermine the character and appearance of the listed building. More appropriate would be to base any new windows on the surviving leaded casements.

- Recommend that this application is refused consent.
- Recommend that the Council's enforcement officers investigate the possibility that historic windows have been removed without consent.

Society for Protection of Ancient Buildings

No comments received

Ancient Monuments Society

No comments received

Council for British Archaeology

No comments received

The Georgian Group

No comments received

Twentieth Century Society

No comments received

ADDITIONAL INFORMATION

The applicant has submitted the following additional documents, details of which can be read on file:-

- Design, Access & Heritage Statement

OFFICER COMMENTS

Principle of Development

The application site comprises a Guesthouse and ancillary building. The Main building is Listed Grade II; the site lies within the built-up-area boundary and the Fairfield Conservation Area, as defined in the Local Plan. Policy EQ7 allows for changes to heritage assets subject to the assets being conserved and/or enhanced. Hence, the proposed development is considered to be acceptable in principle.

Design

As can be seen from the consultation comments above, additional information and revised plans have been requested and received during the course of the application which addresses all the questions and concerns raised by the Conservation Officer.

In light of the additional information and revised plans received and bearing in mind the consultation comments received (noting that the Conservation Officer is now satisfied with the proposals and has sought to clarify the position on site, bearing in mind the comments received from The Victorian Society) it is considered that the design of the proposed works improve the appearance of the Listed Building and as a result enhance the historic significance of the Listed Building. As such, the changes to the building are considered to be acceptable and to comply with the design tenets of policies EQ6 & EQ7 and sections 7 and 12 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposals enhance the historic significance of the Listed Building. As such, overall the proposals are considered to constitute a sustainable form of development that accords with the Development Plan; as such the application should be approved without delay in accordance with para. 14 of the NPPF, subject to conditions.

OFFICER RECOMMENDATION: Approve

Case Officer: John Williamson

Recommendation Date: 19.04.2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council