

DELEGATED DECISION REPORT

HPK/2018/0044
Valid 12/02/2018

3 BAGSHOT HOUSE
HARDWICK MOUNT
BUXTON

RETROSPECTIVE
APPLICATION FOR
RETENTION OF EXISTING
ROOF LIGHTS AND
RECONSTRUCTION OF
FRONT BOUNDARY AND
PROPOSED PARTIALLY
BLOCKING UP AN EXISTING
WINDOW OPENING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character and design within a conservation area
- Amenity
- Access
- Trees and Hedgerow

DESCRIPTION OF SITE

Bagshot House is an imposing 3 storey Victorian Villa occupying a tree-lined corner plot in a prominent elevated position close to the town centre of Buxton. It is linked to Roseneath House at the rear elevation. The site has been unoccupied for quite some time resulting in deterioration, and following a fire at the property the current owners have commenced renovation. The site is located within the Hardwick Conservation Area and is subject to the Buxton Article 4 Direction. The property is screened to some extent by a row of mature highway trees.

PROPOSAL

The building has been recently fire damaged. The owners have re-roofed the building without the benefit of planning permission which resulted in the unauthorised loss of raised parapets and ridge tiles and the unauthorised addition of 2 rooflights and a replacement lead ridge. Following discussions with the Council's enforcement team, this application seeks planning consent for the retention of the newly installed conservation rooflights and the lead ridge that has been constructed to replace the original clay ridge tiles.

An additional plan has also been submitted which seeks to amend the windows to the ground floor conservatory to the eastern elevation. In addition it is proposed to remove 5 trees from the boundary to facilitate the reconstruction of a boundary wall with railings atop to the frontage. Fencing is proposed for the western elevation. The applicant has submitted a Heritage Statement and a design and access statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub-area Strategy
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
EQ9 Trees, Woodland and Hedgerows
CF 6 Accessibility and Transport

Buxton Conservation Area Character Appraisal

National Planning Policy Framework

Paragraph 17 Core planning principles
Section 7 Requiring good design
Section 12 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning history attached to this site

CONSULTATIONS

Publicity

Site Notice expiry date: 12/03/2018
Neighbour consultation period ends: 06/023/2018
Press Advert: 15/03/2018

Public Comments

No comments or representations from interested parties have been received

Conservation Officer Comments

This application follows enforcement action following the re-roofing of the property, incorporating rooflights, removing raised parapets and ridge tiles. The application seeks the retention of the rooflights, installation of lead ridge as opposed to clay ridge tiles, and also seeks the reconstruction of the boundary wall. Additionally, an additional plan has been submitted to amend the windows to the ground-floor conservatory (east elevation). The property is in the Hardwick Conservation Area and covered by the Article 4 Direction. The building was previously fire damaged.

The applicant did not apply for removal of the stone verge parapets and kneelers as he was advised that approval would not be forthcoming. The stone details are not

shown on the plans so we will have to attach a condition to confirm that no approval is given for their removal.

- The applicant has submitted information to indicate that the front elevation previously had two rooflights. The rear rooflights are not covered by the Article 4. The front rooflights are not easy to see so it is concluded that there is no harm to character and appearance.
- I have discussed with the applicant the need for clay ridge tiles rather than retain the lead ridge. A condition will therefore be required to state that no approval is given for the retention of the lead ridge and a sample of a clay ridge tile will need to be submitted for approval.
- There is no information to how or where the railings are to be installed. The Block Plan identifies that a gritstone plinth is to be installed with railings above but no detail of its extent or how it will start and finish. This will have to be conditioned. 'Details of the plinth and railings are to be submitted and approved, including details of pillars and gates if required'.
- No objection to the changes to the windows in the ground floor conservatory.
- Notwithstanding the approved plans no approval is given for the removal of the stone verge parapets and kneelers to the roof.

Tree Officer

The officer is not overly concerned about the removal of the trees from the garden given the presence of the street trees.

Environmental Health

No comments received

Derbyshire County Council Highways

No objection subject to all areas in advance of 2.4m x 25m exit visibility sightlines being maintained clear of any obstructions greater than 1m in height (600mm in the case of vegetation) relative to the nearside carriageway channel level.

OFFICER COMMENTS

Principle of Development

The site is located within the Built up area of Buxton and the Hardwick Conservation area. In accordance with High Peak Local Plan Policies S2 and S7, development such as alterations to a building within a Conservation Area are considered to be acceptable in principle subject to any other relevant policies within the Adopted High Peak Local Plan such as Policies EQ6 and EQ7 which make provision for Design and amenity and the historic environment respectively.

This building has been fire damaged and given its prominent elevated position close to the town centre the Local Planning Authority is keen to see the building brought back into use and wherever possible sensitively renovated and restored. The Authority is also aware of the need to balance the extent of these restorations against the need to have the building brought back into its best viable use as soon as possible.

Design within a conservation area

Following the loss of the stone parapets and kneelers from the roof, the Council's conservation officer has made it clear that no consent has been granted for their removal and that an informative should be attached to any consent granted for these retrospective works to the roof that confirms that this consent does not apply to the loss of these features. The plans submitted therefore illustrate "as constructed" and do not show the roof "as was existing" prior to the fire and unauthorised roof works.

The Buxton Conservation Area Character Appraisal highlights the detrimental harm that the loss of original finishes and boundary treatments can have on the character of a historic building and the associated conservation area.

Rooflights

There is no planning history for the building and therefore no written record that any rooflights existed on the building prior to the fire and subsequent unauthorised works. A desk top search reveals some evidence to say that there were no rooflights to the northern roof slope prior to the fire. Aerial imagery evidence is available for the rear roofslope which appears to show the presence of two rooflights.

The application seeks the retention of a total of 5 rooflights. The Conservation Officer has not raised any objections to their retention given that views to the northern roofslope are limited and that the remaining rooflights to the southern elevation are not considered to detrimentally affect the character of the building or conservation area. This view is reinforced by the fact that roof lights existed on this elevation prior to the fire

The Roof

Given the loss of the parapets and kneelers to the roof any further loss of features such as the clay ridge tiles would be overly detrimental to the distinctive character of the building and the wider Hardwick Conservation Area. The full impact of the loss of the clay ridge tiles can be seen when viewing the roof from Hardwick square North to the south. The huge expanse of roof appears characterless and lacking in the usual detailing found on the surrounding roofscapes. The conservation officer has discussed this requirement with the applicant and the reinstatement of clay ridge tiles should be ensured by the imposition of a suitable condition on any consent granted. The additional rooflights proposed are not considered to harm character and appearance.

The eastern elevation

The plans show the removal of one of the uPVC windows to be replaced with rendered masonry. Render is already present below the existing window and as such this change is appropriate and will not result in any further removal of traditional features or materials.

The boundary treatment

Fencing already exists to the western boundary where there is a gritstone wall with timber fencing panels which are to be retained along with the gritstone retaining wall to the rear and part of the eastern elevation. To the front street elevation there is a dilapidated wall which has collapsed and one remaining gritstone gate post which stands isolated from the main access driveway and may have denoted an additional gateway that has fallen into disuse. The plans show the removal of 5 trees to the front of the property which would allow for the construction of a new appropriate boundary treatment. A gritstone plinth and railings is proposed but there is insufficient detail provided and there is no mention of incorporating or replicating the existing stone gate post therefore details of the plinth/boundary treatment will need to be submitted.

Archaeology

The site falls within the Buxton Area of Archaeological Interest as identified on the Policies Map. The development proposed will not involve the breaking or excavation of ground and therefore there will be no impact upon any known or yet to be discovered heritage assets.

Summary

The character of the building has already been harmed through the loss of some of its most distinctive features, however the development proposed will bring a disused building into use achieving public benefits that will outweigh the harm to the building that has already taken place and ensure that no further deterioration of the building takes place and that it achieves its optimum sustainable and viable use in accordance with Policy EQ7 of The Local Plan and Section 12 of the NPPF. It is considered that the development would cause less than substantial harm to the conservation area through the loss of some of the original features of the roof. However the public benefits of restoring and bringing the building back into use outweigh this harm.

Amenity

Policy EQ6 requires that proposed development achieves a satisfactory relationship to adjacent development. The additional roof openings will not provide any new opportunities for overlooking given the angle of the roof slopes and the existing, established relationship between the site and the adjacent property known as Roseneath. The removal of one of the conservatory windows to the eastern elevation will improve amenity for any future occupiers as this window is below street level. The alterations are therefore satisfactory.

Tree Matters

As there are already substantial highway trees present around the site there is no objection to the removal of the 5 trees to the frontage and no requirement to plant more. In this instance the benefits of the development will outweigh the loss of the trees in accordance with Policy EQ9.

Highway Safety

Plan no. 428-02 demonstrates retention of the existing driveway and access. It is proposed to remove several trees and construct a plinth and railing boundary treatment. The Local Highway Authority has no objection subject to specific sightlines being maintained. The existing access visibility will be improved by the removal of the trees and with the railings, details of which will be the subject of a condition, and no boundary treatment exceeding 1m in height within the critical sightline areas, the development would comply with Policy CF6 of the Adopted Local Plan.


CONCLUSION / PLANNING BALANCE

With suitable conditions imposed and a willingness to preserve and reinstate suitable traditional features the development will bring a disused building into use achieving public benefits that will outweigh the harm to the building that has already taken place. The development will ensure that no further deterioration of the building takes place and it achieves its optimum sustainable and viable use making a positive contribution to the Hardwick Conservation Area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: John Williamson

Recommendation Date: 05/04/2018

X 

Signed by: Jane Colley

On behalf of High Peak Borough Council