

DELEGATED DECISION REPORT

HPK/2021/0073
Valid 05/05/2021

LOWER HAGUE FOLD
FARM, HAGUE FOLD, NEW
MILLS, DERBYSHIRE, SK22
3AX

CONVERT EXISTING OUT
BUILDING INTO A GARDEN
ROOM AS AN ANCILLARY
ASSET TO THE EXISTING
FARMHOUSE.

(LISTED BUILDING CONSENT
– ALTERATION)

MAIN ISSUES

- Principle of Development
- Heritage Impact

DESCRIPTION OF SITE

The application relates to a site known as Lower Hague Fold Farm Hague Fold New Mills Derbyshire SK22 3AX which is a residential property located in the open countryside. The site consists of a residential dwelling which sits south adjacent to Hague Fold Road and west of another residential dwelling with agricultural fields to the south and west. The site comprises of the dwelling, residential curtilage, and a listed outbuilding.

PROPOSAL

The application proposes the conversion of the existing outbuilding into a garden room as an ancillary asset to the existing farmhouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

Policy S 1 Sustainable Development Principles

Policy EQ 6 Design and Place Making

Policy EQ 7 Built and Historic Environment

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

[HPK/2021/0454](#) Lower Hague Fold Farm, Hague Fold, New Mills, Derbyshire, SK22 3AX Listed building consent for 2 new pipe exits on the rear of the house for bathroom (2) and ensuite (1) requested due to incompatible existing pipework. Listed Building Consent - Approved 29/09/2021

[HPK/2020/0526](#) Lower Hague Fold Farm, Hague Fold, New Mills, Derbyshire, SK22 3AX Listed building consent for enlarging existing bathroom, re-wiring and

replumbing for new kitchen and bathroom. A soft strip has commenced. Listed Building Consent - Approved 26/02/2021

[HPK/2020/0402](#) Lower Hague Fold Farm, Hague Fold, New Mills, Derbyshire, SK22 3AX Proposed internal alterations. Application Withdrawn

[HPK/2020/0400](#) Lower Hague Fold Farm, Hague Fold, New Mills, Derbyshire, SK22 3AX Listed building consent for Re wire of house with modern standard consumer unit. Re plumb of house to enable more economical heating and water system. Some wall damage will be incurred - proposal includes repairs with like for like material ie lime plaster. Application Withdrawn

[HPK/2020/0256](#) Lower Hague Fold Farm, Hague Fold, New Mills, Derbyshire, SK22 3AX Alterations to Main Dwelling & Annex Building. Application Invalid

[HPK/2004/1124](#) Lower Hague Fold Farm, Lower Hague, New Mills, High Peak, SK22 3AX Listed building consent for new shower room in existing bedroom, including new external soil and vent pipe on rear elevation. Listed Building Consent - Approved 19/01/2005

[HPK/2003/0343](#) Lower Hague Fold Farm, Hague Fold, New Mills, High Peak, SK22 3AX Replacement window frames and 2 no. lintels and cills. Listed Building Consent - Approved 18/06/2003

[HPK/0003/5846](#) Hague Fold Farm, Hague Fold, Strines, EXTENSION OF EXISTING SINGLE STOREY EXT. & REPLACEMENT OF TIMBER SECTION AND WINDOWS IN SOUTH AND WEST ELEVATION. Planning Permission - Approved 17/12/1996

CONSULTATIONS

Publicity

Site Notice expiry date: period: 18/05/2021
Neighbour consultation period ends: 17/06/2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Historic England

"Thank you for your letter of 18 May 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request."

Conservation Officer

Objection: "I read the heritage statement but its not adequate. Looking at historic maps its been part of a significant farmstead group and the application building is shown (dated 1842). We need an assessment of its age, function, contribution to the building group and setting. Looking at the photos I can't see any problem with the internal changes but it's the decking which is of concern and the visual impact of that very domestic structure on an agricultural outbuilding (which I suspect will be seen through the trees). I think that steps down and a paved area would be more appropriate if we are to protect the special historic interest of the buildings."

OFFICER COMMENTS**Principle of Development**

The planning application proposes the change of use and physical alteration to an existing listed outbuilding within a residential curtilage to a garden room that is ancillary to the existing dwellinghouse. Subject to other material considerations, the principle of development could be considered acceptable.

Significance of Heritage Asset:

There is a duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering applications for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is also one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF states, in relation to heritage assets, 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. 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."

Chapter 16 of the National Planning Policy Framework at paragraph 190 sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraphs 199-208 sets out the framework for decision making relating to heritage assets and this assessment takes account of the relevant considerations in these paragraphs."

The proposal site consists of a listed building, which forms the main dwelling house under number List Entry Number 1334769. The listing states: "NEW MILLS HAGUE BAR ROAD 1. 5172 (North Side) SJ 98 NE 2/79 Lower Hague Fold Farmhouse II GV 2. C17 with modern alterations. 2 storeys in coursed stone, recently repointed with stone slate roof with 3 stone stacks. 5 windows, the 3 to the left modern, the 4th of 2 lights with stone mullion, the 5th of 3 lights but retains only the stone surround

without the stone mullions, above a similar window of 3 lights. Stone doorway with impost and plinth blocks and modern door to the left. Included for group value. Listing NGR: SJ9870885958”

Whilst the outbuilding relevant to this scheme is not specifically listed, it is, nonetheless, considered listed by virtue of being sited within the curtilage of a listed building. Therefore, the proposal site is considered to be a part of the wider heritage asset and Policy EQ 7 applies which states: “The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.”

The existing outbuilding is single storey in scale and holds a rectangular footprint with a dual pitched gable roof. The facing materials match the dwellinghouse with coursed stone and stone slate roof tiles. The proposed scheme would expand the existing window to the rear to install a new glazed doorway gaining access to the proposed patio at ground level outside. There is also a roof light to be added on the side elevation above this new doorway. Overall the exterior of the building will remain largely untouched, and given these alterations will be situated on the east elevation and not exposed to the main listed building, it is considered that the scheme would have less than substantial harm to the significance of the heritage asset, which the public benefit will come from the renovation of the existing outbuilding, bringing it back into beneficial use, continuing the wider conservation of the heritage asset.

Although it is noted that the conservation officer regards the heritage asset to be inadequate, she raises no objection to the internal changes, whilst objecting to the decking which was originally proposed to be timber. This has now been amended to be stone paviours, which is considered to be acceptable

It is considered that the proposed development would have an acceptable impact to the relevant heritage asset and would thus comply with Policy EQ 7 Built and Historic Environment from the High Peak Local Plan (Adopted April 2016) and relevant National Policies found in Section 16 of National Planning Policy Framework.

CONCLUSION / PLANNING BALANCE

The application proposes the conversion of the existing outbuilding into a garden room as an ancillary asset to the existing farmhouse. For the reasons given above, it is considered that the development comprises sustainable development and meets the relevant policy tests of the adopted Local Plan and NPPF.

OFFICER RECOMMENDATION: APPROVE subject to conditions

Case Officer: James Banks

Recommendation Date: 14/12/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council