

DELEGATED DECISION REPORT

HPK/2022/0395 & HPK/2022/0420 Valid 06/10/2022	HOLLIN KNOLL LONG LANE MARTINSIDE CHAPEL-EN-LE-FRITH	FULL PLANNING AND LISTED BUILDING CONSENT FOR INSTALLATION OF GLAZED PORCH DOOR, REPLACEMENT OF THE EXISTING WINDOWS AND MINOR INTERNAL ALTERATIONS. (FULL - HOUSEHOLDER)
--	---	---

MAIN ISSUES

- Design & Conservation

DESCRIPTION OF SITE

The application relates to 'Hollin Knoll', a large detached two storey residential property that is also a Grade II Listed Building first designated in 1967 that is situated on the northern side of Long Lane a short distance from the southern fringes of Chapel-en-le-Frith. The site lies outside of the built-up area boundary in the open countryside.

The dwelling is understood to be a large former farmhouse consisting of a main two storey range dated 1745, which contains remnants of a predecessor of 1593, and a gabled three storey wing dated 1903. Its original entrance on Long Lane is marked by a tall gate piers.

PROPOSAL

The application seeks full planning permission (HPK/2022/0395) and Listed Building Consent (HPK/2022/0420) for the installation of a glazed porch door, the replacement of existing windows, and minor internal alterations. This report considers the material considerations applicable to both applications.

The application is accompanied by a suite of plans and drawings, together with a Heritage Assessment prepared by Gary Miller Heritage Consultancy (dated August 2022).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ3 Rural Development
EQ6 Design and Place Making
EQ7 Built and Historic Environment

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments

None

Chapel-en-le-frith Town Council Comments

No objection.

Historic England

We refer you to the following published advice which you may find helpful in determining the applications.

<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/windows-and-doors-in-historic-buildings/>

<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>

Although the following published advice is offered in respect of open church porches there is a clear parallel to the present case:

<https://historicengland.org.uk/advice/caring-for-heritage/places-of-worship/making-changes/advice-by-topic/doors-and-porches/>

viz :- "If your outer porch entrance has always been open, it is best to keep this arrangement as part of the historic character of the building. If you have a strong need to enclose your porch, the most successful designs are generally partially open screens (in metal or timber, potentially with some glazing) rather than fully glazed doors."

We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Conservation Officer

The scheme at Hollinknoll consists of an upgrade and replacement of the existing original windows and the installation of a contemporary glass screen at the front entryway. Further clarity is required on whether this intervention of a glass screen will be reversible with no harm to the historic fabric. Some internal interventions are proposed with no great detail.

Hollinknoll is a Grade II Listed Building of 17th Century origin with some evidence of an earlier agrarian building previously in situ. A humble farmstead dwelling in a rural setting, it exhibits some architectural interest and regional qualities of the area with a somewhat 'Home Farm' character. Predominantly seen in the materiality and style of chimneys with respective thackstones.

No objection subject to following conditions:

1. No development shall commence until all relevant technical details in section and plan outlining the installation and fixing/s of the glazed front entry screen have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
2. No development shall commence until relevant details outlining the proposed internal works are submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Further Comments

Further to my original comments dated 28/11/2022, I am content with the clarity and details provided on revised drawing 1394-PL09A – *Proposed Windows and Door Details*

The scheme shows this particular intervention to be an innovative way of providing the dwelling with an enclosed porch element that will both create some interest and compliment the elevation without the need to attach a large external framed structure. As such, the scheme looks to be fairly sensitive in this regard and therefore there will be very minimal impact on the significance at Hollin Knoll. I am

content with the details provided for the Accoya Timber windows and consider this an appropriate repair and or upgrade for the existing windows.

Network Rail

No comments

Derbyshire County Council Highways

No comments

OFFICER COMMENTS

Principle of Development

The application seeks full planning and Listed Building Consent for alterations to an existing dwelling that lies outside of the built-up area boundary in the open countryside. Local Plan (LP) Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

As the application refers to a Listed Building, the application is also subject to LP Policy EQ7 and relevant restrictive national planning policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of the above, the principle of development can only be supported in the event that the proposals are found to preserve the character of the rural landscape and preserve or enhance the historic and architectural interest of the building.

Design & Conservation

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that 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 High Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties, which include the following paragraphs:

5.2 Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with, and not against, the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.

Chapter 16 of the NPPF contains the relevant restrictive planning policies relating to heritage conservation. Paragraphs 199-202 set out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.

Hollinknoll is a Grade II Listed Building of 17th Century origin with some evidence of an earlier agrarian building previously in situ. A humble farmstead dwelling in a rural setting, it exhibits some architectural interest and regional qualities of the area with a somewhat 'Home Farm' character. Predominantly seen in the materiality and style of chimneys with respective thackstones.

The application has been submitted with a detailed Heritage Assessment prepared by Gary Miller Heritage Consultancy (dated August 2022) which identifies that the aspects of historic significance of this Grade II Listed Building are as follows:

- Architectural and historic interest as a substantial house developed in three key phases, beginning with a predecessor of 1593 that was rebuilt to centralised form in 1745 with its west wing rebuilt in 1903
- Significance derives primarily from the 1593 and 1745 elements as they represent the most historic phases of its evolution

- The 1903 wing is secondary as it is more recent in date
- The group value that exists between the house and its gate piers
- Its setting within the unaltered context of the surrounding moorland

It is submitted that the proposed frameless glazed door is intended to make the presently open porch weathertight, with the interior of the porch remaining visible, also providing protection to the 1593 inner doorway. The application submits that the replacement of the windows is required on the grounds that all framing is in poor condition, with the majority of windows dating from the 20th Century, with no original frames surviving.

The windows are shown to be replaced like-for-like with timber double glazed units, with the framing pattern replicating that which currently exists. Minor internal works are shown which facilitate the installation of a new kitchen, WC and first floor en-suite bathroom.

The proposals have been reviewed by the Council's Conservation Officer who is supportive of the scheme. Points of further clarification was required with regards to how the glazed screen is to be installed and fixed to the wall, and further details required in connection with the minor internal works proposed.

In order to avoid pre-commencement conditions, the applicant has submitted an updated plan (Ref: PL09B) showing updated details in connection with the method of fixing of the glazed pane to the wall of the dwelling. This plan has been accepted by the Conservation Officer, and therefore the conditions initially recommended are no longer required, notwithstanding the standard approved plans condition. With regards to the second recommended condition, the applicant has provided clarification on these works. The Conservation Officer has confirmed in writing that this point of clarification satisfies the second condition relating to internal works.

In light of the above, it is considered that the proposed window replacements will enhance the historic and architectural interest of the Listed Building in accordance with LP Policies S1, EQ3, EQ6 and EQ7, relevant Supplementary Design Guidance, and relevant restrictive policies relating to heritage conservation contained within Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Matters

There are no neighbours within close proximity of the site, therefore residential amenity is not considered to be a constraint to this development. The proposals do not involve any changes to the existing access or car parking arrangements. As such the development does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning

applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks Full Planning and Listed Building Consent for alterations to Hollin Knoll, a Grade II Listed Building originally dating from the 16th Century, a short distance from Chapel-en-le-Frith in the open countryside.

Following initial comments provided by the Conservation Officer, the applicant has submitted further details that have been found to provide the further clarification and detail sought, and removes the need for further conditions over and above standard conditions.

In light of the above, it is considered that the proposed window replacements, internal glazed door and new internal arrangements will preserve the historic and architectural interest of the Listed Building in accordance with LP Policies S1, EQ3, EQ6 and EQ7, relevant Supplementary Design Guidance, and relevant restrictive policies relating to heritage conservation contained within Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The application is therefore considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF, is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 19th December 2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council