

DELEGATED DECISION REPORT

HPK/2022/0384
Valid 29/09/2022

7, PYEGROVE, GLOSSOP,
DERBYSHIRE, SK13 8RA

LISTED BUILDING CONSENT -
RETROSPECTIVE
APPLICATION TO REMOVE A
SECTION OF NON-ORIGINAL
STONE WALL ADJACENT TO
THE FRONT CURTILAGE OF
THE PROPERTY
(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon Listed Building

DESCRIPTION OF SITE

The application site relates to part of a former farm house, now a pair of semi-detached properties which are located within the settlement boundary for Glossop. The dwelling and its semi-detached pairing are a Grade II Listed Building, known as Pyegrove and Pygrove House in the Listing. The official Listing identifies the building as:

Farmhouse, now 2 houses. 1747 and late C18, with C20 alterations. Narrow coursed millstone grit with ashlar dressings and stone slate roofs. Brick and stone stacks. EXTERIOR: 2 storey. Quoins. No.5 L-plan house of single build, the shorter of the wings contains the parlour with the ridge stack backing onto the cross passage, now within flush gable extension. C20 lean-to extension to right. South front has irregular fenestration with flush gabled cross wing to right. Central doorway with C20 door in ashlar surround with lintel inscribed:- 'I M A/ 1747' Flanked by C20 window to left and 2-light flush mullion window to right. Above to right single 3-light chamfered mullion window. Single storey lean-to addition to right with C20 door and 2-light window under single wooden lintel. Left return has single window gabled front with 3-light flush mullion window and above 4-light chamfered mullion window, central mullion replaced by wooden mullion. C20 wooden casements to all window openings. No.7 added late C18, possibly converted from earlier farm buildings. West front rendered with square headed doorway with C20 projecting gabled porch to right and 3-light flush mullion window to left. Above single 3-light flush mullion window to left and single similar 2-light window to right. Set back to right lower 2 storey wing with single 2-light flush mullion windows to each floor, and single storey brick outbuilding to right. All mullions have been replaced. Left return has single storey lean-to addition and above small window to rear. INTERIOR: No.5 has in ground floor right room stone flag floors, good ledged door with strap hinges, keeping place within chimney breast, narrow beams with shallow chamfer stops, plain fireplace projecting into room with slate mantle shelf. Stairs have been moved. Dairy to rear with stone flagged floor, stone slabs and "keeping places" to right. First floor has massive side

purlin roof, no trusses, purlins rest on side walls. Pegged door surrounds retained. Documentary evidence records lease of 1785 referring to 1764, under the name of Haighe. This lease records the existence of Pyegrove, which was made up of 2 rooms and small buttry to ground floor, with 3 chambers above and small barn adjacent. It included outbuildings, one of 5 bays, barn of 2 bays, 2 stall shippon, 4 stall stables, haybarn over shippon, cart house and turf house.

PROPOSAL

This application seeks retrospective Listed Building Consent for the removal of part of the boundary wall adjacent to Pyegrove.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2001/0348 – Satellite Dish – Approved – 25/09/01

HPK/0003/4050 - Formation of two window openings to rear elevation - Approved – 25/11/94

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/22
Neighbour consultation period ends: 24/11/22
Press Advert: 03/11/22

Public Comments

One letter of public representation objecting to the development received:

The wall was original to the curtilage of the building and the cement repairs were done to the wall as repair work, it is quite obvious that the current owners don't want to reinstate the wall as it was, with a gate because they want to change the level of the lane with the gravel they've put there and use the driveway which was put in when the dry stone wall was removed, the original stone for the wall is still in the ground with pictures to prove, they have also provided a picture, they say, which is current, this is not a current picture at all, I will provide current pictures, you can also see that a block paving style drive has been laid which is horrendous and takes everything away from my house and theirs.

Town / Parish Comments

None received

OFFICER COMMENTS

Impact on Listed Building

Local Plan Policy EQ7 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. Particular protection will be given to designated and non-designated heritage assets and their settings, including listed buildings.

NPPF paragraph 199 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. Para 200 states that 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.

The main consideration in this instance is whether the removal of the wall has caused harm to the significance of the heritage asset. The application has been supported by a Heritage Statement which suggests that the wall is not original and have provided a photograph purporting to be from circa 1930. This image does not show a wall in the location of where the wall stood.

The date of the photograph cannot be verified while investigations by the LPA have been inconclusive in determining the status of the wall based on records in its possession. Notwithstanding this, a review of historic maps indicate that there may not have been a wall in situ in the location where the wall has been removed.

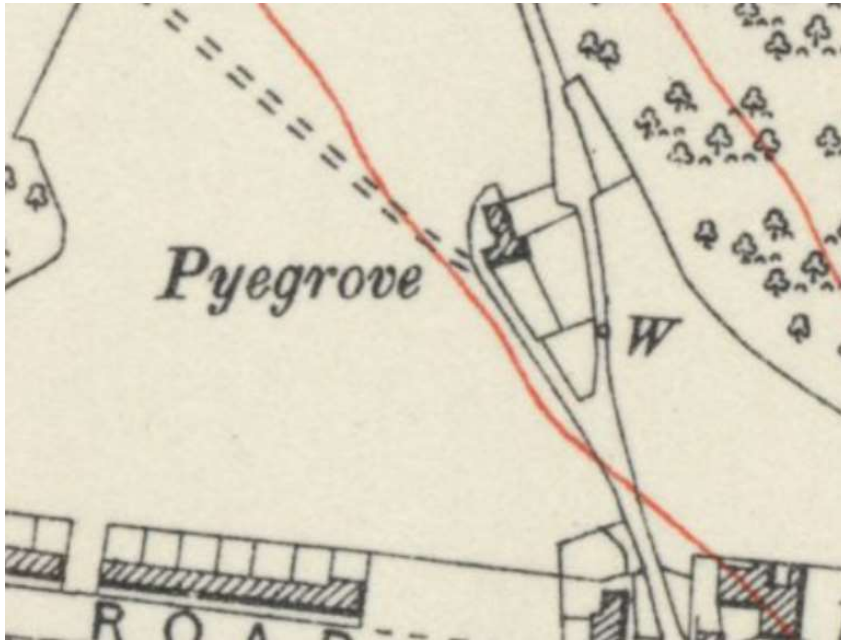


Image from 1938 OS data



Image from 1954 OS data

The above images appear to show, at that time, a driveway leading to the farmhouse with no enclosure where the wall once stood.

On the balance of probabilities, based on this evidence which appears to corroborate that presented by within the application, the removed wall was likely to have been a non-original element. The removal of the wall therefore is not considered to harm the significance of the heritage asset.

CONCLUSION / PLANNING BALANCE

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). The application seeks consent for the removal of part of the sites boundary wall which is likely to be non-original and, as such, would not harm the significance of the heritage asset. The proposals are considered to sustain the character and appearance of the Listed Building, in accordance with the Local Plan and policies within the NPPF. As such, the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 14/12/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council