

DELEGATED DECISION REPORT

HPK/2022/0419
Valid 13/09/2022

DAKIN COTTAGE,
WATERSWALLOWS ROAD,
FAIRFIELD, BUXTON,
DERBYSHIRE, SK17 7JJ

LISTED BUILDING CONSENT
FOR ALTERATIONS TO
UPSTAIRS LAYOUT (LISTED
BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon Listed Building

DESCRIPTION OF SITE

The application site relates to detached dwelling which is located within the built up area for Buxton as defined by the Local Plan Policies Map. The dwelling is a Grade II Listed Building, known as Dakin Cottage and Attached Garden Wall in the Listing. The official Listing identifies the building as:

Formerly known as: Fairfield Farm, Townend. WATERSWALLOWS STREET Fairfield. Farmhouse, now house. 1683, altered late C18 with C20 alterations. Coursed limestone rubble, with gritstone dressings, stone slate roof with coped gables, kneelers, cross finials and stone stacks. PLAN: T-plan. EXTERIOR: 2 storeys. Quoins. South garden front has 3 irregular windows. Off-centre 3-light flush mullion window with hood, to right two similar 2-light windows, to left a 4-light chamfered mullion window. Above central 4-light flush mullion window with hood flanked by similar single 2-light windows. East gable front has 2-light chamfered mullion window to right, and above central similar 3-light window. Beyond to left single storey C20 addition with stone doorway, glazing bar casement and 2 doors beyond. North gabled front has two C20 casements and above a similar casement. West front has ashlar doorway with hood supported on brackets and plank door, to left 3-light window in stone surround. Above 2 similar 2-light windows. North return front has blocked doorway to left with C20 2-light casement and 2-light casement to right, above similar 2-light window and to left a small circular opening. INTERIOR: has at first floor roof truss visible with staggered purlins, trenched into rafters. Beams to ground floor have protruding pyramidal stops. Possible original square headed fireplace survives to right-hand room. The left-hand unit reached internally through a chamfered doorway. SUBSIDIARY FEATURES: attached crenellated garden wall, probably late C19, bears the Dakin crest (battleaxe in hand)

PROPOSAL

This application seeks Listed Building Consent for various internal and external alterations to the building. These include:

- Installation of a garden shed;
- Replace downpipe with 110mm black cast iron effect downpipe;

- Current balustrade to be replaced with floor-to-ceiling stud wall to enclose and make private proposed master bedroom. This would include a small additional section of stud wall and addition of a door into the proposed master bedroom;
- Create an opening and add a door between proposed master bathroom and walk-in closet (currently two bathrooms). The proposed door (LOC5) would be going into a modern plasterboard stud wall, not original to the house;
- Close up the existing bathroom room (P7 and LOC4) and create a door between proposed master bathroom and proposed walk-in closet;
- Replace the existing, modern roof light (Velux) window (LOC6) (measuring 500mm wide x 650mm high) with one that is 500mm wider with dimensions 1000mm wide x 650mm high (black in colour to blend in with roof);
- Add light tunnel over stairwell;
- Close current secondary access point (LOC9) into hallway to create a cabinet.

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/2005/0499 - Listed Building consent for removal of internal partition and replacement vent – Approved – 12/08/05

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
 Neighbour consultation period ends: 22/12/22
 Press Advert: 22/12/22

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No objections

Historic England

No comments to make - Seek comments from CO

Conservation Officer – Initial Comments (15/12/22)

Whilst I have no issue in principle with the reconfiguration of rooms and understand from the drawings the alterations to the floorplan look, at present, be minimal, I am concerned there is lack of exploration of the method of installation and impact the interventions may pose on the building fabric.

Before I make my final assessment I think it would be pertinent for the scheme to explore adequate ventilation, materials, extraction where relevant, and how any new fixtures and fittings are to be affixed to the historic fabric in their new locations and whether any impact will arise from this. Can it please be annotated on the plans which walls are stud walling and which are historic stone. Similarly, are any of the historic stone walls in the new bathroom locations plastered over or have plasterboard affixed to them.

Further, the new ensuite in bedroom 1 on drwg ref: 01-SK177JJ has no measurements and looks to be rather small. Clarity required.

Finally, there are no detailed sections of the new light 'tunnel' or upgraded skylight, and whether this will be a Conservation skylight unit.

Conservation Officer – Further Comments in red (20/04/23)

- Ventilation
 - The light tunnel and skylight will include trickle vents
 - Loft space over staircase to include installation of Positive Input Ventilation (PIV) system
- Materials
 - Materials selected are consistent and in keeping with existing materials (e.g. plaster, paint, doors will be consistent what already exists). If there is a specific concern or example please detail this so that we can address it.
- Extraction
 - Revision B Drawing # 01-SK177JJ depicts existing and proposed extractor ducting
- How any new fixtures and fittings are to be affixed to the historic fabric and any impact.

Applicant and conservation officer comments comments:

- We are not proposing to alter any historic stone walls, all stud walls will be affixed to existing plastered and painted walls. *Gypsum is not advised to be used in new bathrooms. It will absorb and retain moisture from the humidity. Vapour permeable materials and limewash advised. Modern plastic based bathroom paints act like a second skin on plaster and plasterboard and will result in damp.*
- The light tunnel and skylight will require new roof apertures. However, the cottage's roof timber and stone was replaced in the 1980's and is not original. *All of it? How is this known? Photos of velux show a fairly aged roof atop warped timber battens around chimney – poss original. Kitchen roof received repairs circa 2005.* Additionally, a modern Velux window was added. The current proposed changes are sympathetic to the character of the building but they do not affix to historic fabrics.
- Annotate on the plans which walls are stud walling and which are historic stone
 - Revision B Drawing # 01-SK177JJ depicts historic stone as hatched. Walls built out of a stud construction are cross hatched. Proposed first floor bathroom '1' & '2' baths and or shower units need to be freestanding/off/away from stone walls. A small gap around 10-20mm for air circulation needs to be between the fixtures and the stone walls. (stone walls are much much colder than baths and showers running regularly, rooms and walls will sweat if elements are directly up against historic fabric).
- Does the new bathroom have any fixing into historic stone walls?
 - All the walls in the new bathroom are plastered and painted. There is no plan to change the finish of, or affix anything new to any of the historic stone walls.
 - The bathroom will include a tiled shower enclosure; the walls of the enclosure are internal, and made of a stud construction.
- Measurements of ensuite
 - I have added the room size of the new ensuite in bedroom 1 to the drawing, it is 3.5m x 1m.
- Detail section of new light tunnel
 - Revision B Drawing # 01-SK177JJ now includes this detail
- Will the new light tunnel and skylight be a conservation style?
 - The proposed upgraded skylight and sun tunnel would both be of a conservation style, we feel this would be more in keeping with the house than the existing modern Velux. Examples by our proposed supplier can be seen at [Conservation Rooflights UK | Triple Glazed Luxlite | Roof Maker \(roof-maker.co.uk\)](#) *No issue with replacement of existing generic Velux into a conservation skylight unit. Though not sure about both a 'light tunnel' and rooflight next to glazed monopitch section all in close proximity to one another. It appears to become quite cluttered, more puncturing of the roofscape. Might be more conducive to centralise a single conservation rooflight in relation to the glazed monopitch section.*

Conservation Officer – Further Comments (dated 25/05/23)

This is fine. Content they've noted my advice re: roofscape lights etc.

Conservation Officer – Further Comments (dated 26/05/23)

I have noticed an issue with the mineral paint the applicants have suggested. It claims it is 'wipeable' this is a red flag and indicates it is not vapour permeable, - i.e has plastic properties. Therefore counterintuitive with hemp boarding and lime. Interestingly the bulmer website brings up a page error 404 when needing to look at the paints ingredients.... The ASA ruled in 2019 for Edward Bulmer paints that '*the paints were typically made with materials that were known to have a harmful effect on the environment, such as solvents and plastics*'. (Complaint ref: A18-470596).

Nonetheless, no paint will survive on fresh lime plaster other than limewash. As its too caustic and will cause saponification or gloopiness of the paint. It needs to be left to carbonate fully before painting. You *can* add a pigment to limewash, though would need more investigation on the applicants part.

I suggest earthborn paint or rose of Jericho casin distemper. Though earthborn cannot be applied to lime within the first 6 months. Edward bulmer is also known to have a terrible coverage in any case.

Either way, if the applicants are going to the bother to start with hemp boarding and do it all 'the preferred way' then it would be conducive to ensure the whole process is compatible. It's no good having all the right gear bar the last major item.

Conservation Officer – Further Comments (dated 06/06/23)

(In response to applicants confirmation of using Earthborne paint)

Received with thanks

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 proposed works would cause harm to the significance of the heritage asset. The application has been supported by a Heritage Statement and plans which demonstrate the works proposed.

For confirmation, during the consideration of this application, a number of amendments have been carried out along with more detail on the proposals. The works no longer propose the installation of a light well to the roof, this was at the request of the Conservation Officer. Furthermore, the LPA has confirmed that the installation of a shed does not require Listed Building Consent, although planning permission may be required.

Internally the works include the reorganisation of the first floor layout which requires the installation on new stud walls. Following comments received from the Conservation Officer, the applicant has confirmed that the plasterboard would be permeable and breathable, while the plaster would be lime based and breathable. Furthermore, the amended plans note that a 10-20mm gap will be retained between new fixtures and stone walls to provide for air circulation. It has also been confirmed that earthborn paint will be applied, following advice received from the Conservation Officer.

Externally, as detailed above, the proposed light tunnel has been removed from the scheme. It is proposed to replace the existing roof light with a Conservation style rooflight which is considered to be acceptable and would not have an adverse effect on the character and appearance of the Listed Building.

In light of the above, it is considered that the proposed works to the Listed Building are acceptable and would not cause harm to the significance of the heritage asset and are therefore acceptable.

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 works to a Listed Building and it is considered that the works, as amended, 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: 26/05/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council