

DELEGATED DECISION REPORT

HPK/2023/0242
Valid 22/06/2023

17, KINDER ROAD,
HAYFIELD, DERBYSHIRE,
SK22 2HJ

LISTED BUILDING CONSENT
FOR RE ROOFING WORKS TO
BUILDING

LISTED BUILDING CONSENT –
(ALTERATION)

MAIN ISSUES

Impact on the character and appearance of the Grade II listed building.

DESCRIPTION OF SITE

The Listed Building Consent application relates to 17, Kinder Road, Hayfield, a three storey Grade-II listed building, a mid-terraced property which is located on the north side of Kinder Road.

The site does not benefit from any off road parking provision.

The site lies within the built up area boundary of Hayfield and the Hayfield Conservation Area, as defined in the High Peak Local Plan.

PROPOSAL

The application seeks permission for re-roofing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 6 Central Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD

National Planning Policy Framework 2021

Including sections -

2: Achieving sustainable development

6: Building a strong, competitive economy

12: Achieving well-designed places

16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Planning consent for proposed window alteration to Kinder Road Elevation was granted (HPK/0000/9559)

Planning consent for proposed conversion of outhouse and extension to form kitchen was granted (HPK/0001/4444)

In 2000 Planning and listed building consent for a rear single storey Kitchen extension was granted (HPK/0003/8655 & HPK/0003/8656)

In 2010 Listed Building Consent for the reinstatement of Ground floor window to original arrangement approval was granted (planning application HPK/2010/0220)

In 2010 Planning and Listed building consent for a single storey rear extension and alterations to rear external doorway to form window approval was granted (HPK/2010/0263 & HPK/2010/0270)

CONSULTATIONS

Publicity

Site Notice expiry date: 25 July 2023

Neighbour consultation period ends: 27 July 2023

Public Comments

No comments received during the consultation period

Town / Parish Comments

No comments received during the consultation period

High Peak Borough Conservation

Objection - The roof portion associated to no.17 is not disconnected from the rest of the listed building fabric. The Heritage Statement does not appear to recognise its counterparts to which it is a part of, and therefore whole roofscape is a part of.

Clarification required relating to:

The existing roof at no.17 will be entirely replaced with reclaimed stone slates – does this mean retaining the existing? And adding further reclaimed stone.

Existing stone type has not been identified in order to prescribe matching reclaimed pieces

No details regarding reclaimed pieces or their source

Not identified in the existing correct pattern of lapping

Method statement suggests only 75% of the original roof tiles are salvageable, though the photographs and assessment suggests otherwise - explain. The reason for their natural movement over time is loose pegs, cleats or nails although their historic attachment is not identified either, or whether torching if applicable survives or whether this if in situ requires attention – information required. Battens need replacing, though due to the build date of this asset it is not made clear whether the roofscape is (likely) continuous across the three. It is also not clear as to why the battens need replacing, (weakened by rot or insect), or whether in fact they are laths – information required.

Further information required:

Further issues:

- Details of existing status of and proposed vapour permeable membrane not included. Vernacular roofs were built with inherently good ventilation which prevented moisture build up hence why many have survived this amount of time. Underlay was not included in old roofs and draughtproofing was provided by lime torching.
- Details or photographs of underside/inside roof not included.
- Details of matching mortar type for localised repairs.
- Details of relevant specialist slater, and or conservation roof specialist.

DCC Highways

No objection

OFFICER COMMENTS

Principle of Development

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Planning applications that accord with policies within the Local Plan will be approved without delay and where there are no relevant policies, or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

Policy Assessment and Listing

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 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, in terms of scale, height, density, and layout.

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 in accordance with sub area strategy S6.

The NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the restrictive national 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 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.

The Historic England National Heritage List describes the building as follows:

Terrace of cottages. Dated 1780. Coursed gritstone with quoins. Painted stone dressings. Stone slate roof. Stone gable end and ridge stacks. Three storeys. Each cottage has door to west, to east a three-light flush mullion window per floor, except middle cottage where modern window inserted next to blocked door. New window inserted over former door. Datestone inscribed 'FBFI 1780' in top storey next to north gable wall.

The Proposal

In response to the Conservation officer's request for further information and to address her objection the applicant has clarified that the works will entail the following:

The proposal is to remove the existing stone slate roof tiles and to retile the roof utilising the reclaimed stone slates and further reclaimed stone to allow for the correct lapping to occur and to cover and replace damaged/ missing tiles. The works

are necessary due to the water seepage causing damage within the building, potentially to its internal structure.

The works will require scaffolding to be erected around the house and existing stone tiles carefully removed in order to reuse as many as possible. It is estimated that approximately 75% of the existing roof covering will be re-used, with the shortfall being made up of a best match sourced stone tile - to match the existing as closely as possible in terms of geological type, colour, texture, size, thickness, and dressing.

As part of the new roofing, battens will be replaced with treated 50mm x 25mm battens. A breathable felt membrane will be installed to replace the existing damaged membrane.

All abutments/flashings/soakers/aprons and lead gutters to the rear of the chimney stacks will be all carried out in code 4 lead.

All Ridge tiles will be taken off and stored and repositioned, back bedded in mortar and it is proposed to minimise any mortar showing at the long edges. They are also haunched at the butt joints.

All Verges – Stone slate bedded and pointed to match the existing.

No work is to be carried out to the existing chimneys structure, the rendered chimney and stone chimney will be retained, and the only works will be to ensure water tightness.

All flashings, soakers and aprons to the chimney stacks and flashings and soakers to the rear abutment will be completed in code 4 lead. The gutters to the rear of the chimney stacks will be completed in code 5 lead.

No additional work is anticipated to the structure of the roof, the timber rafters, purlins etc. Whilst stripping down the roof, an inspection of the roof members will be undertaken by a Structural engineer and any remedial work that is required the applicant will notify the LPA. Any replacement of roofing timbers will be restricted to those which threaten the structural soundness of the roof. Repairs to roof timbers will be carried out as far as possible in the same timber, using appropriate repair methods which minimise loss of existing timbers.

Following a desktop assessment of what is proposed the conservation officer has expressed concern that the proposed reroofing of number 17 would not consider the entire roofscape, as this roof is connected within a terrace. Further information was requested relating to clarification of materials to be used and the amount of work entailed. The reason for slate movement and degree of water egress was questioned and further evidence/photographs requested. Evidence including video has been provided showing that water runs through the roof in rainy weather and thus the problem is clearly not condensation related.

The applicant has responded to the conservation officers requests with photographic evidence and assessment from a qualified experienced roofer who has spent 1.5hrs on the roof, assessing the issues and the condition of the slates to determine the

extent of re-use. The roofer has pointed out that among the primary issues is a course of slate is missing across the width of the roof, leading to insufficient overlap, leading to water ingress now that the underlying membrane has perished. This isn't a case of slipped slates: it was a defect/short-cut/economisation in the previous work. Localised repairs will not address it, or the underlying membrane which has failed.

It is worth acknowledging that the roof isn't original, it was previously reroofed in the 1980's. When undertaking these works the roofer will preserve as many slates as possible (he has already spent time on the roof assessing them).

The additional information provided is considered to have addressed the concerns initially raised by the conservation officer, the due diligence undertaken by the roofer and the schedule of works demonstrate that the improvements are necessary, and deemed acceptable as the existing character and appearance of the listed building will be preserved or enhanced by these improvements. The proposed works would therefore accord with the provisions of local plan policies EQ6, EQ7 and sections 12 and 16 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the works will be sympathetically undertaken and have a neutral effect, in addition to sustaining/enhancing the character and significance of the Grade-II listed building, and the surrounding Conservation Area.

For the above reasons it is considered the proposed development would represent a sustainable form of development and would accord with the relevant policies of the Local Plan and the NPPF and accordingly the Listed Building Consent application is recommended for approval.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 26.9.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council