

DELEGATED DECISION REPORT

HPK/2023/0513
Valid 28/11/2023

**BRADSHAW HALL,
BRADSHAW LANE,
CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 9UL**

**APPLICATION FOR LISTED
BUILDING CONSENT FOR -
INSTALLATION OF THROUGH
FLOOR LIFT**

**LISTED BUILDING CONSENT –
(ALTERATION)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to Bradshaw Hall, a Grade-II property. Originally dating from around 1620, the building is used as a residential dwelling.

Bradshaw Hall is a substantial building situated within the open countryside.

PROPOSAL

The application seeks permission for insertion through floorboards of a domestic lift to allow the wife of the applicant to be discharged from her care home once the lift is installed to allow access to the first floor.

Deliberation by the conservation officer has occurred to ensure protection of the fabric of the heritage asset and the permission is allowed subject to specific conditions requiring detailed submission of further details/method statement relating to the removal of the section of floor area, confirmation of materials to be used, requirement of photographic evidence, details of how the scheme will be reversed. In addition to conditions relating to the use of the lift and necessity for removal on cessation of need.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

Supplementary Planning Documents

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

No recorded planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 12/01/24

Neighbour consultation period ends: 09/02/2024

Public Comments

No comments received during the consultation period

Town / Parish Comments

No objections

HPBC Conservation

my specific conditions in order to process this application:

- Prior to the commencement of works on site a detailed drawing clearly demonstrating the ability of the flooring in this area to take the weight of the lift and individual during its safe usage shall be submitted to the Local Planning Authority. The details shall clearly include any relevant methods of construction that safeguard and or strengthen the fabric of the flooring and walling in this vicinity. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.
Reason: to protect the architectural integrity of the listed building.
- Prior to the commencement of works on site a full detailed method statement of the removal of the floor area including timber joists, floorboarding and beams shall be submitted to the Local Planning Authority. The details shall include the method of removal, the total area and quantity of fabric to be removed, the identification of fabric removed, and it shall also include detailed photographic evidence of this process. The photographs shall be detailed enough to show the location of the area to be removed taken from both downstairs and upstairs with relevant context such as walling and other flooring, and they shall also include close up imagery of the immediate location with relevant context to locate the area such as walling and other

flooring. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.

Reason: to safeguard the fabric of the building and ensure satisfactory development.

- Prior to the commencement of works on site a detailed method statement and summary shall be submitted to demonstrate the installation of the lift and reversibility of the scheme. This shall include how the lift is affixed to the envelope of the heritage asset. It shall also include the details of the replacement materials and detailed method of reversing the scheme with relevant repair types for each piece of material and any new or replacement materials. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.

Reason: to protect the architectural integrity of the listed building.

- The lift shall not be used for anything of unnecessary weight or size disproportionate to the safe use and capabilities of the lift. Therefore any items under the following such as furniture, pets, animals, and fittings or fixtures are not to be used. Only one person may use this item at any one time in order to protect the structural envelope and fabric of the asset whilst ensuring safe and efficient use of this item. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.

Reason: to ensure safe usage of the lift and safeguard the structural envelope of the listed building.

- Once all reasonable need and use of the lift has ceased this will immediately engage the reversing of the intervention as per the approved specification. Once this is engaged the Local Planning Authority is to be notified in a timely manner prior to reversing works commencing. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.

Reason: to faithfully reinstate the status and original character of the listed building in a manner proportionate to its significance and historic interest.

Please let the agent know I will be keen to be kept abreast of progress once the development commences.

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 Core Strategy 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.

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

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 S7.

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:

SK 08 SW TOWN OF CHAPEL-EN-LE-FRITH BRADSHAW HALL LANE 3/12 (West Side) 25.10.51 Bradshaw Hall GV II

House, c1620, heavily restored in 1960s, Coursed gritstone rubble with quoins. Gritstone dressings, Stone slate roof, Stone coped gables with plain kneelers. Stone ridge stack and large stone external stack to north-east corner. Two storeys plus attics, irregular plan. North elevation - double gabled, irregular window openings. Centrally placed 2-light recessed and chamfered, mullioned and transomed window with moulded drip mould over in eastern bay. Mullions and transoms C20. To west, recessed bay with single storey porches both sides, both C20, that to west surmounted by C17 fluted frieze with two finials. Between porches a 3-light recessed and chamfered mullion and transomed window with moulded drip mould. Above, similar 4-light windows to eastern bay and left of western bay. Similar 2-light window to right in western bay. In gables, 2-light recessed and chamfered mullion windows, that to the east original, that to the west probably C19 and larger. All fenestration, leaded lights. Other facades have a variety of mullioned or mullioned and transomed windows, mostly restored. Interior - original panelling in dining room. C17 oak staircase up two storeys. Plasterwork ceiling at first landing. Central Tudor rose set in geometric cross design. Heavily moulded cornice and frieze inscribed with raised lettering, 'A MAN WITHOUT MERCY OF MERCY SHALL MISS BUT HE SHALL HAVE MERCY THAT MERCIFUL IS: LOVE GOD BUT NOT GOULD'. Two large stone fireplaces with Tudor arches. Early leaded lights in north-east bedroom.

Listing NGR: SK0385880712

Installation of the Trio Plus through floor lift.

Works entail:

- Two feet of the lift are bolted to the kitchen flooring using four 25mm screws. The 4 holes can be filled in if ever the lift was removed.
- An aperture for the lift will be created by trimming out the original first floor joists as shown on the proposed plans submitted. Two sections of joists, approximately 1100mm in length will be removed, and additional joists added for structural support. The 2 sections of joists will be retained in the floor void near the aperture.
- The non-original plasterboard ceiling will be cut through, equating to approximately 1.4msq and the joist work around the aperture will be carried out from above, through the bedroom floor. (This floor consists of original joists and modern non-original tongue and grooved floorboards. The floorboards will be refitted around the lift aperture).
- A steel frame, called the "insert" will be fitted within the floor void, to support the lift, and to house the lift lid, and the kitchen ceiling will be finished with a lip. This fits within the trimmed-out joists.



- The lift provider will create the aperture; the floor joists will be doubled up with C24 grade joists at full length in front of the lift over to the existing 300mm x 300mm timber beam with joists the same size as existing to be bolted to existing with 12mm diameter bolts @ max 300mm from end walls and nailed along length at 200mm centres elsewhere.
- Also, doubled up header joists grade C24 are to be fixed across the left side to support the reduced joists. The floor joists are 100mm x 100mm with a 20mm timber packer piece fixed on top at 400mm centres. The existing joists are via mortise and tenon into the existing 300mm x 300mm timber beam
- The lift provider will fit the plug socket for the lift to the kitchen ceiling, to the left and rear of the lift. They will re-route cables around the aperture area and when carrying out the joist work from wall to wall. Radiator pipes will also be moved around the lift aperture.
- Stiltz are to fit the client's carpet to the lid of the lift.

It is acknowledged that the Council's Conservation Officer has concerns with the proposal. Whilst recognising the need of the applicant, the officer is obliged to minimise any potential of detrimental harm to the fabric of the heritage asset, hence imposition of specific conditions.

With carefully considered method statement to guide the installation and future removal it will be ensured that no historic fabric would be lost as a result of the works, allowing the safeguarding of the listed building and enhance the special character/ historic heritage of the Listed Building, in accordance with Policy EQ7.

The proposal, with the submission of information requested prior to installation, would therefore accord with the provisions of local plan policies EQ6, EQ7 and sections 12 and 16 of the NPPF in this regard.

Therefore the conservation officer raises no objection subject to conditions. These conditions are considered to meet the relevant tests with the exception of the

proposed condition controlling the loading of the lift as this would not meet the test of enforceability.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed development would sustain and enhance 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 application is recommended for approval.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 29.2.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council