

DELEGATED DECISION REPORT

HPK/2023/0268
Valid 10/07/2023

2 AND 3, ST JAMES
SQUARE, NEW MILLS,
DERBYSHIRE, SK22 4BB

REFURBISHMENT OF NO.2
INGHAM ALMSHOUSE AND
EXTERNAL REPAIRS TO THE
STONE AND LEAD WORK TO
THE GABLE OF NO.2 AND
NO.3

LISTED BUILDING CONSENT –
(ALTERATION)

MAIN ISSUES

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

DESCRIPTION OF SITE

The single storey stone houses are constructed in 2 blocks, one of 4 properties and one of 2 which is also connected to the former St James Church. The blocks enclose an area of open space to the front and are elevated slightly to the road with land sloping upwards behind the properties to the west. The properties each feature a later additions flat roof extension at the rear with white rendered walls.



This application relates to nos 2 & 3, the property on the north western side of the St James square. The properties are located within the development boundary and the Conservation area and are the subject of the Historic Environment record.

PROPOSAL

This application relates to two of a collection of 6no. Grade II listed Almshouses constructed in 1880 located to the north of New Mills town centre.

The application seeks permission for refurbishment of No.2 Ingham, Alms house and external repairs to the stone and lead work to the gable of No.2 and No.3. The Almshouses are Grade II Listed.

The proposed works are necessary to renovate and modernise for habitation a property that has been occupied by a long term tenant and has just become vacant. Works entail:

Lime Mortar Repointing works.

The extent of the repointing work is proposed to the two projecting gables and their small returns shown on drawing 21. This will cover the gable pikes down to ground level. Currently the gables are pointed in a hard partially raised pointing with evidence of some red polysulphide pointing as well as open joints to the ashlar stone components.

Radiators.

Replace existing relatively modern fittings with updated modern radiators.

Ventilation.

To address the lack of ventilation highlighted in the damp and timber report the following items are included i) New wall mounted extract fans in both the kitchen and shower room ii) a positive pressure fan (Vent Axia Pozidry Pro) is proposed to address potential condensation and mould growth issues in the alms house by gently circulating filtered clean air into the property. The fan unit will be located in the loft space with a single circular ceiling diffuser located on the lounge flat ceiling which will be the only visible element of the system. The ceiling diffuser is white with a diameter of 250mm. iii) The Chimney flue is currently used by a modern gas fire. The Chimney stack masonry is in reasonable condition, but the Client wishes to move away from gas and provide electric fires. For this reason a 215mm ventilation grille/ air brick is proposed to the base of the chimney stack in the fire location within the lounge.

Kitchen wall tiling.

The kitchen wall tiling is restricted to 500mm high above the kitchen worktops except where the cooker is located. As stated in item e) this is largely applied to linings framed away from the existing wall (shown on drawing 12). Where the tiling is being applied to the window wall, elevation 14 on drawing 13, it is fixed onto plaster and is not fixed to the stonework window components.

Rear extension- Shower room. This is a 1970's addition. Plasterboard will box in the shower enclosure, considered compatible to the age of the extension. Extraction ventilation fan located above the bathroom cabinet within the shower room and tiling.

Plasterboard Materials.

i) Proposed substituting the ceiling lining materials for repairs/ reinstatement in the kitchen, lounge, and bedroom with lime plaster.

ii) The use of the vertical plasterboard in the kitchen on the party wall (drawing 12 and 13) to the adjacent alms house is to be retained for the following reasons: The plasterboard is battened off the wall by 50mm and provides fixings for the new kitchen units and tiling but also enables waste pipework and other services to be accommodated in the 50mm zone without cutting chases in the existing party wall between the properties. The plasterboard lining will terminate below worktop level with an open end providing a 50mm ventilated area.

Mineral Paint on Stonework.

The mineral paint specification to the internal faces of the stone mullions is Beeck product Maxi Pro which does not contain any plastic based materials.

Lining paper and decorations.

Following the removal of the existing modern wallpaper we anticipate there being some damage to plaster surfaces, so the lining paper application is intended to make good internal finishes to reach a fair standard without the need to remove potentially areas of plaster and then replaster with the resultant loss of fabric. The proposed lining paper Wall rock fibre liner 150 is an air permeable product and our intention would be to decorate with a Lakeland matt emulsion (Sd value 0.04) or a matt emulsion paint with similar vapour permeable characteristics. Applying lining paper does give the Alms house Trust control of the application of internal finishes and one benefit of this lining paper.

Lead detailing to the Lounge Gables.

To address the water penetration issues the lead detailing around the gable parapets to the lounge's is proposed to be improved by carrying out the following:
Temporarily lifting off the copings to renew the lead and ensuring the lead dpc'c under the copings is complete across the wall head. At the rear of the parapet copings replacing the lead soakers which only have a 50mm up stand to give a 100mm up stand and introduce a 75mm deep and 75mm wide cover flashing over the soakers onto the rear top of the surface of the parapet copings.

Vertical membranes.

- i) The vertical membrane shown within the application is proposed to those localised areas in the kitchen and lounge resulting from the damp survey. The proposed membrane is an "air gap" membrane, the Delta PT3 sheet has a cavity at the point on contact between the masonry allowing any trapped moisture to escape to the sub floor zone. For information the Delta PT3 air gap membrane has been used on many listed properties including at Castle Howard and Hampton Court. The applicant was open to the alternative of a three coat lime lite plaster system, but they have concerns about the potential migration of salts affecting the new plaster which the use of the membrane in these localised areas would resist.
- ii) Initially it was proposed to inject DPC to the kitchen and lounge bay, however this is now omitted at the Conservation Officer's request.

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the local planning authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

The local development plan for the site comprises the High Peak Borough Council Local Plan (Adopted April 2016) and any relevant Supplementary Planning

Documents (SPD's).

The National Planning Policy Framework (NPPF) sets out the Governments planning, how these are expected to be applied and is a material consideration which must be taken into account in planning decisions.

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S6 Central Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

National Planning Policy Framework 2023

Including sections -
2: Achieving sustainable development
12: Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0231 Refurbishment of No.5 Ingham Almshouses and replacement of external rear lights at No. 1 to No. 6 Listed Building Consent – Approved

HPK/2020/0439 Install replacement wall mounted boilers with new external roof flues to six almshouses Listed Building Consent - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2023
Neighbour consultation period ends: 17/08/2023

Public Comments

No comments received during the consultation period

Town / Parish Comments

No comments received during the consultation period

Conservation

Initial comments: Object - There are a number of issues with the proposal which raises concerns. They are as follows:

- Damp improvement including lining membrane. This is not supported.
- Lime plaster with lining paper.
- Use of foil backed plasterboard and or insulation.
- Use of modern paint with limes or lime plaster.
- Use of modern finishing materials
- ventilation extraction details required

Updated Comments:

The applicant responded to points raised.

All of the items will need conditioning now to ensure they go ahead as per the specification.

DCC Highways

No comment

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 203-214 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:

Former church and attached almshouses form a composition of 1880 by W Swindon Barber on the north and west sides of a court. Almshouses on the west and north link with the church on the north-east corner, next to the roadway. Stone and green slates. The almshouses are gabled, with mullion and transom windows and doorway openings in the form of a pointed arch, in pairs. The church has lancets at the side and in the hexagonal apse; the western gable with bell cote contains coupled lights with tracery. Windows with drip moulds with human mask terminals. Porch to road. The interior is of the period and has stained glass.

It is acknowledged that the Council's Conservation Officer initially raised objection to elements of the proposed works to the building.

The ongoing refurbishment works at the Almshouses by the Trust has sought to improve the external appearance of the building and internally modernise to improve living conditions.

In response to the Conservation officers' initial concerns relating to:

- Damp improvement including lining membrane.
- Lime plaster with lining paper.
- Use of foil backed plasterboard and or insulation.
- Use of modern paint with limes or lime plaster.
- Use of modern finishing materials
- Ventilation extraction details required

The applicant has provided supplemental information and justification arising from a qualified assessment of the impact on the architectural fabric of the building. The detailed information referencing materials has been submitted in support of the application which demonstrates that the works affect modern elements, improve safety standards (i.e. fire safe sympathetically designed doors, and include minimal

use of interference (such as essential moisture resistant plasterboard in the minimum required areas). Existing joinery will all remain wherever possible and there are no changes to plan layout.

The conservation officer in an email (dated 26.10.23) responding to the supplementary information provided to address her initial objections, maintained concerns requesting further investigations and a comprehensive list of finishing materials to be conditioned under finishing/facing and new. The officer states that finishing and facing materials must have longevity with the historic fabric in mind and it is a conservation concern where items proposed are modern/not traditional. A further condition was requested to approve the proposed lime specification.

In response the applicant has submitted further information to address the remaining concerns expressed by the conservation officer in the email dated 26.10.23. The officer has confirmed a condition will be imposed to ensure works and materials are implemented as per the specification within the supplemental documentation.

The applicant is looking to start works while the property is vacant, and the information provided negates the need for any pre-commencement conditions. The applicant's response is informed by further investigative on site survey. The material products to be used have been presented by the applicant, which although a variation of the conservation officers' preferred finish, appear justified and appropriate. The rear extension is a modern add-on, the necessary level of material details have been provided, and to request further details is not considered necessary. It will be conditioned that the build adhere to the submitted Stonework repointing and plaster specifications and Schedule of Proposed new finishing and facing materials documents.

The applicant is taking steps to ventilate and make the property energy efficient, as well as modernise kitchen and bathroom facilities. Extraction details have been submitted and shown on plans. Inevitably change will occur, as elaborated in the applicant statement, all due care will be managed not to harm the listed building. Notwithstanding this, even if harm were identified, the proposals would be considered to result in less than substantial harm to the significance of the building for which the public benefit of securing the future habitable nature of the building and preventing further decay are the public benefit that outweighs this harm.

The proposal is considered acceptable and complies with policy EQ7 of the Local Plan and relevant restrictive policies within Chapter 16 of the NPPF.

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 alterations to upgrade the living accommodation to comply with safety standards and to preserve the fabric of the building thus providing a suitable standard of living for occupants which, in turn, ensures the long term viability of the Grade II Listed Building.

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: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 6.2.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council