

## DELEGATED DECISION REPORT

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HPK/2024/0045  
Valid 12/02/2024

TOP OF THE HILL FARM,  
PARK ROAD, HADFIELD,  
GLOSSOP, DERBYSHIRE,  
SK13 1EP

LISTED BUILDING CONSENT  
TO REPLACE THE FRONT  
PORCH ENTRANCE DOOR

LISTED BUILDING CONSENT –  
(ALTERATION)

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

The property of stone and slate is located in an exposed isolated hilltop location at the top of Park Road in Hadfield, Glossop.

The back of the farm faces the village of Padfield to the north, whilst the front of the farm faces Castle Hill to the south. The front door is located on the side of the front porch, the door itself not prominently on public view.



### PROPOSAL

The proposed works seek to replace the existing wooden front door with composite door of comparable design and colour.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan 2016**

S 1 Sustainable Development Principles  
S 5 Glossopdale Sub Area Strategy  
EQ 6 Design and Place Making  
EQ 7 Built and Historic Environment

### **Supplementary Planning Documents**

Glossop Conservation Area Character Appraisal SPD  
High Peak Design Guide

### **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/2012/0393 – Retrospective Listed Building Consent to retain rebuilt barn front wall - approved.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 15/03/2024  
Neighbour consultation period ends: 14/03/2024

### **Public Comments**

No comments received during the consultation period

### **Town / Parish Comments**

No comments received during the consultation period

### **HPBC Conservation**

No comments received during the consultation period

## **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 building**

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 S5.

Chapter 16 of the NPPF contains the restrictive national planning policies relating to heritage conservation. Paragraphs 200-203 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 (Top of th'ill Farmhouse and attached barn and stable) as follows:

*SK0295 PARK ROAD, Padfield 921-1/9/84 (North side) 27/01/78 Top of th'ill Farmhouse and attached barn and stable*

II

*Farmhouse and attached barn and stable. Late C18 with C19 and C20 additions. Coursed millstone grit with tooled ashlar dressings, stone, and Welsh slate roofs, 4 stone stacks with water tabling. EXTERIOR: 2 storey. Quoins. Front has asymmetrical 5 window range, with central single storey lean-to porch with two 2-light mullion windows and doorway to left return. To left 2 similar windows and to right two 3-light mullion windows. Above 2 similar windows to left and three 2-light mullion windows to right. Single storey lean-to addition to right has similar 2-light window. All windows have flush ashlar surrounds. To left adjoining barn projects slightly with large cart entrance with segment arched head, rusticated jambs and C20 sliding door. To left blocked doorway with flush ashlar surround and 2 ventilation holes. Beyond a single storey lean-to addition with C20 door and single 2-light window to right. Rear elevation has a variety of C20 extensions and outbuildings. INTERIOR: not inspected. Listing NGR: SK0286695817*

The proposed development proposes the replacement of the porch door that is in the doorway referenced in the listing.

The proposal exerts less than substantial harm with regard to NPPF. The officer visiting the site witnessed the swelling of the door that made it very difficult for the elderly occupant to open and reclose. This site is in a very exposed location, on a hilltop, adjacent to a busy main road. There are identifiable public benefits and clear justification to outweigh this heritage harm identified. The heritage statement accompanying the application has summarised how the existing wooden front door has poor insulation properties including inadequate sealing and draft proofing. The nature of the material is such that it shrinks and swells dependent on the weather conditions, and the exposed location results in water ingress. Whilst the issue of security is raised this is not valid reasoning as a superior lock could be dressed in a new timber door. Notwithstanding, the composite door propose does present a number of benefits, including better insulation performance, reduced maintenance, less warping and cracking than wood, and weatherproofing. The applicant has chosen a replacement door of comparable design and colour. Any visual change is minimised, as passing traffic catches, at best, glimpses of the door – the change will be unnoticeable. Therefore, there is a negligible impact to the listed building setting.

The door should be functional and meet the needs of the residents, the swelling of the wood material finish of the door is hindering the point of access through the porch. Notwithstanding, the change of material composition should not be detrimental to the integrity of the listed building. With this in mind the proposal is considered to create less than substantial harm and, this harm when weighed against the public benefits is justified.

Overall, the changes proposed by the applicant should only be deemed to have a minor degree of impact to the setting of the heritage asset and offer public benefit by weatherproofing and improving the energy efficiency of the property to sustain the continued use of the farmhouse for many more years of residential use.

The proposal 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 proposed development would sustain and enhance the character and significance of the Grade-II listed building.

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: 8.4.2024**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**