

DELEGATED DECISION REPORT

HPK/2024/0108
Valid 07/05/2024

104A THE STABLES
PADFIELD MAIN ROAD
PADFIELD
GLOSSOP

APPLICATION FOR LISTED
BUILDING CONSENT TO
REPLACE EXISTING GARDEN
WITH STONE RAISED BEDS
ALONG THE DRIVE FACING
THE GRADE II LISTED
BUILDING. NO HIGHER THAN
2/3 FEET HIGH.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed building
- Heritage – Conservation Area

DESCRIPTION OF SITE

104A The Stables is a grade II listed building. the listing description is as follows:

House and stables now house. 1669, converted 1990. Irregular coursed millstone grit with ashlar dressings and stone slate roof. PLAN: originally single unit dwelling with attached stables. EXTERIOR: 2 storey. Front has irregular fenestration. Tall central doorway with chamfered ashlar surround and C20 door, with to left boarded window and beyond blocked doorway with large lintel bearing the inscription:- 'EH/ 1669'. To right C20 casement inserted in former doorway. Above boarded window to left and plain sash to right. Left elevation has inserted doorway with plank door to right and above blocked opening in apex of gable and another to left. Rear elevation blank. INTERIOR: has "keeping places" within walls to both units and an iron tethering ring in former stable. Purlins rest on side walls. Stable was used as slaughterhouse at one time.

The dwelling has a detached garage and driveway lined with flower bed.



PROPOSAL

Listed building consent is sought for a raised flower bed to replace the existing lower flower bed. The flower bed is proposed to be 230cm wide, by 130cm deep. The flower bed will have a height of 80cm. The planter will be clad in natural stone to match the garage.

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 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/8801 and 8802 Conversion Of Building To Dwelling APPROVED

HPK/0003/7640 Rear Conservatory APPROVED

HPK/2007/0655 and 0656 Replace Existing Garage Flat Roof (single Storey) Front Garden With Traditional Pitched Roof APPROVED

HPK/2017/0340 and 0341 Replacement windows, erection of a dry stone wall and adding a real stone finish to the exterior garage APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 19/06/2024

Neighbour consultation period ends: 13/06/2024

Press Advert: 27/06/2024

Public Comments

Support (1)

'We support this application and, in particular, welcome the establishment of a gap between the gable end wall of 104 Padfield Main Road and the garden of 104A Padfield Main Road.

We note that the Plan from HPK/2017/0341 included, in this application, differs from the Title Plan in HMLR registration DY380078.'

Neither (1)

'We would like to add that although we are entirely happy with the visual aspects of the proposed raised bed, there remain details to be agreed between ourselves and the applicants, to ensure that

a) The gable-end wall of 104 PMR is protected from standing damp to its full length and depth;

b) The opportunities for the applicants to develop their garden are maintained;

c) The technical aspects of the construction, including regular maintenance, are sustainable in the long term.'

Objection (0)

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

Derbyshire County Council Archaeology

No objection

HPBC Conservation Officer

No objection

OFFICER COMMENTS

Principle of Development / Main issue

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the impact on the significance of the heritage assets and the following policy.

Design and heritage

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance

The proposed flowerbed is proposed to be located next to the detached garage building and adjacent to the neighbouring no.104. The proposed planter will be stone clad and demonstrates some separation from the end gable wall of no.104 (Plan no.3266.002).

Concerns have been raised regarding damp proofing the gap between the planter and no.104. Such arrangements should be negotiated between the occupants of no.104 and the applicant. As a stone planter boundary will be installed adjacent to no.104 the installation of damp proof coursing to the planter would not protect no.104. Any further damp protection measures which the occupants of no.104 wish to install should be negotiated between the applicants and themselves.

The proposed planter will be located within the curtilage of the listed building, and will be visible from the street scene. The planter will be stone clad and of a relatively

small size. The planter will have minimal visual impact upon the conservation area, and will not harm the listed building or street scene. As such the planter is considered acceptable in terms of design and heritage.

Other Matters

Concerns have been raised regarding the accuracy of the site plan in regards to land ownership. The applicant has claimed that they are the full owner of all land to which the application concerns. No evidence has been provided to the contrary of this, disputed boundaries are considered to be a civil matter.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of, heritage. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson
Recommendation Date: 1st July 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council