

DELEGATED DECISION REPORT

HPK/2024/0123
Valid 27/03/2024

GREAT LOW FARM
UNNAMED ROAD SECTION
OF A515 FROM BRIERLOW
BAR TO DISTRICT
BOUNDARY
FLAGG

LISTED BUILDING CONSENT
FOR WORKS TO BRING
FARMHOUSE BACK INTO
RESIDENTIAL USE. CHIMNEY
AND ROOF REPAIRS, NEW
RAINWATER GOODS, NEW
WINDOWS. INTERNAL
REFURBISHMENT WITH
MINOR ALTERATIONS.
REMOVAL OF DERELICT
PORCH AND FORMATION OF
1NO. NEW EXTERNAL
OPENING.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Listed Building – Heritage Impact

DESCRIPTION OF SITE

The application site relates to a vacant two storey farmhouse which is located on Brierlow Bar on the A515, opposite the Downlow Quarry. The building is a Grade II Listed Building, known as Greatlow Farmhouse. The official Listing identifies the building as:

Farmhouse. Late C18. Roughcast rubble limestone with gritstone dressings, projecting quoins, plain gables, end ashlar ridge stacks, concrete tiled roof. 'L' plan. Two storeys, two bays, with 2-light flush mullioned windows with C20 joinery. Central doorway with heavy lintel and quoined surround, now obscured by C20 pitched roofed porch with glazed door

The main modern additions that have occurred to the original form of the building are the addition of a rear kitchen extension and a front entrance porch. The site contains a range of buildings creating a courtyard fronting the A515. Various other buildings are located across the site. The site is in a countryside location.

PROPOSAL

This application seeks Listed Building Consent for various alterations to the farmhouse. The application describes the works as “Works to bring farmhouse back into residential use. Chimney and roof repairs, new rainwater goods, new windows.

Internal refurbishment with minor alterations. Removal of derelict porch and formation of 1no. new external opening”.

The proposal has been supplemented by plans, Heritage Impact Assessment, structural report and schedule of works. The plans indicate that the proposals relate to:

- Remove derelict porch
- New front door & frame, to agreed design
- New windows, to agreed design, throughout
- 1no. new structural opening, door and frame
- Make good to solid floors, retaining finishes
- Make good to suspended floors & ceilings in materials to match surrounding
- Make good to wall finishes
- Repair roof and chimneys & insulate in ceiling plane
- Refit existing bathroom, new door
- Fit bathroom at first floor
- New internal soil drainage
- New plumbing and electrical installations

The Heritage Impact Assessment and schedule of works provides further commentary on the proposed works.

The application plans and HIA are the same documents that were submitted with the previous application HPK/2023/0434. The structural survey and schedule work were not submitted with the previous application and help explain the proposed works.

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

National Planning Policy Framework

Chapter 1 - Achieving Sustainable Development

Chapter 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0434 - Works to bring farmhouse back into residential use. Chimney and roof repairs, new rainwater goods, new windows. Internal refurbishment with minor alterations. Removal of derelict porch and formation of 1no. new external opening – Refused 14.12.23

CONSULTATIONS

Publicity

Site Notice expiry date: 09.05.24

Neighbour consultation period ends: 09.05.24

Press Advert: 09.05.24

Public Comments

One letter of support has been received stating that they are please that someone is doing something about this long neglected site and commends the applicants on their approach to restoring the building.

Conservation Officer

The Conservation Officer undertook a critical assessment of the Heritage Impact Assessment, plans and schedule of works. An overall objection was cited to the proposals and a summary of their main points is provided below:

- Removal of porch & reinstatement of original front door -Agreed
- Rebuilding of the chimney – Principle agreed but not the use of NHL5 for repointing, hot lime and lime flaunching is encouraged.
- Spalling stone retained and retooled – agreed in principle
- Rainwater goods - Potential to have heritage aluminium rainwater goods if cast is not feasible.
- Windows and Door Joinery – further details for doors and windows as no detailed plans have been submitted. Taking into account recent research presented it may be that images shown at figure 31, and figure 29 may suit subject to drawing. double glazing unlikely to be supported, explore secondary glazing options.
- Roof – what is happening? Reference to minor repairs? Preference for slate
- Ceilings – clarification which is lath and plaster and which is modern.
- Further details on new plumbing, electrical heating installations

OFFICER COMMENTS

Impact on Listed Building

S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, when considering applications for Listed Building Consent, that special regard be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Plan Policy EQ7 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. Particular protection will be given to designated and non-designated heritage assets and their settings, including listed buildings.

NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The main consideration in this instance is whether the proposed works would cause harm to the significance of the heritage asset. The application has been supported by a Heritage Impact Assessment, design and access statement, along with plans which demonstrate the works proposed. The Heritage Impact Assessment adequately assesses the significance of the Listed Building.

The farmhouse has been vacant for several years and is currently unoccupiable in its current condition. This application has been accompanied by a structural survey which provides a thorough assessment of the building's condition. The structural survey confirms that the building is structurally sound and makes recommendations for repairs. Most of these recommendations have been picked up in this application and includes works such as chimney repairs, porch removal, repairing stone caps, replacing rotten joists, Reinstate ground levels at the front of the building and installing new rainwater goods.

Some of the recommendation relate to adjacent barn buildings and will be picked up in later listed building consent and planning applications.

The Conservation Officer was concerned that the previous application involved mainly cosmetic works and that the structural integrity of the building wasn't being addressed. However, the submission of the structural survey has demonstrated that the building is largely structurally sound and relatively minor works to its exterior will prevent further water ingress and will ensure the building is conserved for the future.

A meeting was held in June 2024 between the Agent and the Planning Officer in June 2024 to discuss the Conservation Officer's latest comments. It was concluded that many of the comments relate to matters of detailing, rather than principle of the works, and can be satisfactorily resolved through further details being submitted with discharge of conditions applications.

For example, windows is an area where more detail is required. The windows are shown in elevational drawings but these are at 1:100 scale. The existing windows are 2-light mullion windows which have modern timber casements with top-opening lights and detract from the appearance of the listed building. The HIA gives examples of other buildings from a similar era in the nearby village of Hartington which have windows divided up into smaller lights. These would seem to set reasonable historic precedents for what the windows would have looked like and replacement should seek to replicate. 3 or 6 light casement options are explored in the HIA.

In terms of the roof, the intention is to repair the roof as needed with minor repairs and not comprehensively reroof the property. Other works relating to roof integrity and

weathering have been noted in the structural survey such as repairing damaged stone caps at eaves level, replacing rafters, rebuilding chimney stacks.

In terms of the external walls, they are considered largely sound and some repairs might be needed to the roughcast render.

A new door opening is proposed to the rear of the property to provide a back entrance into the property. The Conservation Officer has not cited any concerns about this part of the proposal. The property currently does not have a rear access, it is presumed if it did previously have one it was probably lost when the kitchen extension was added several decades ago. It seems reasonable for a rear access to be added and it seems an appropriate position for it.

Internally the property will be improved with floor, wall and ceiling made good. Repairs to finishes will match the surrounding materials using traditional lime plaster and lath and plaster where appropriate. In some parts of the house modern materials have been used such as plaster board or plaster. For the time being much of this will be retained and repaired until there is a need for it to be fully replaced.

In terms of the NPPF tests of heritage harm, the alterations are considered to be acceptable and would not harm the heritage asset. The proposals are not considered to be harmful to the character, appearance or significance of the listed building in the context of Paragraphs 205-208 of the NPPF. Moreover, it is important that this vacant listed property is refurbished and put back into use to secure its heritage for the future.

Notwithstanding the conservation officer's concerns about some of the detailing of the proposals, these details can be addressed by conditions. Consequently, the proposals are considered to comply with the general design and conservation tenets of Local Plan policies EQ6 and EQ7 and those outlined in sections 12 and 16 of the NPPF.

CONCLUSION / PLANNING BALANCE

As outlined above the proposed works are appropriate and sympathetic to the listed building and will ensure the building is preserved for the future. Accordingly it satisfies the heritage considerations of policy EQ7 and the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 04.07.24

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

