

DELEGATED DECISION REPORT

HPK/2024/0094
AND

HPK/2024/0095

Valid 13/03/2024

THE OLD SCHOOL
HIGHGATE ROAD
HAYFIELD

ENHANCEMENTS TO THE
GRADE II LISTED PROPERTY
AT THE OLD SCHOOL

(FULL – HOUSEHOLDER AND
LISTED BUILDING CONSENT)

MAIN ISSUES

- Heritage – Listed Building
- Heritage – Conservation Area
- Design

DESCRIPTION OF SITE

The Old School is a grade II listed building in the Hayfield conservation area located on Highgate Road. The dwelling looks out onto a small green common area, with large rear curtilage. A public footpath 'HP15/69/1' runs across this common area, in front of the dwelling and along the edge of the curtilage leading to Valley Road.

Listing Description:

School house, converted into house. c1830. Coursed gritstone, flush gritstone dressings. Stone slate roof. Stone gable end stacks. Two storeys. North elevation - two doorways with large stone surrounds. To either side of each door C20 glazing bar sashes, with heavy stone lintels and projecting sills. Above six C20 glazing bar sashes. To west gable, wide doorcase with rusticated semi-circular arch and double doors. Reference to national school being built 1830 in Bulmer and Co, History, Topography and Directory of Derbyshire of 1895.

Listing NGR: SK0380386745

PROPOSAL

Planning permission and listed building consent is sought for a number of enhancements to the Old School. Revised plans show were received in response to conservation officer comments. The proposed works include:

- Reinstatement of rear window (timber sash) with grit stone surround
- Installation of cast iron air vents
- New stud wall partitions on the first floor (to create 5 bedrooms)
- Internal wood fibre insulation throughout
- Existing upvc gutters replaced with cast iron gutters and soil pipe
- Lime repointing
- Some windows replaced with new timber sash windows
- New iron balustrades painted black

- New all lights near side door
- Remove existing conservatory and rear extension to reinstate original foot print
- Re configure external stone steps using existing materials
- Remove stone fireplace and hearth
- Remove, restore and reinstate external entrance steps.
- Installation of timber storage shed in rear garden
- New internal stair case
- Installation of MVHR unit
- Remove external tarmac, replace with grass, gravel path and stone

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
 CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
 Section 12
 Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/2012 Conservatory REFUSED (ALLOWED ON APPEAL)

HPK/2023/0403 and 404 Remodelling of existing listed property WITHDRAWN
 04/12/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/2024
 Neighbour consultation period ends: 04/04/2024
 Press Advert: 11/04/2024

Public Comments

Support (0)
 Neither (0)
 Objection (1)
 - Lean-to structure proposed for removal is over 100 years old and integral to structure.

- 'Condition report Fig.89 shows a door that originally was a window. The area where the cill would have been can be seen. Returning this aperture to its historic original use would have a positive impact reducing traffic flow and improving our privacy. Reducing noise and nuisance.'
- Inaccuracy in dates provided for previous alterations.
- 'village green' was previously parking area until 1970s gentrification
- Garden alterations will increase 'football' and play space and proposed shed will negatively impact amenity of Millstone Clough
- Existing trampoline negatively impact Millstone Clough amenity.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection

Historic England

No comments to make

HPBC Conservation Officer

Objection

See public file for full comment

Summary:

- Objection to floor plan alterations
- Further information/justification required

No comments received upon re-consultation

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Hayfield. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design

Paragraph 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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.

On the ground floor level the existing floor plan is remaining mostly unchanged. One internal stud wall (likely to date to the buildings conversion to a dwelling) is being removed. This wall will be replaced with an alternative wall in a location aligning with a neighbouring original wall. This will reinstate the crucifix ground floor plan which is likely to have been in place under the buildings original use as a church school. The changes to layout of the ground floor are therefore minimal in nature.

On the first floor an additional bedroom is to be added resulting in some rearranging of the first floor plan. The Conservation Officer (CO) has objected to this. However, the CO acknowledges in their comments that the first floor was unlikely to have subdivisions, if the building were to have a first floor in the first instance. As such the proposed layout changes will not alter any of the original layout of the building, with only modern stud walls being removed and replaced. On balance this is not considered to harm the listed building.

A number of cast iron vents will be installed into the walls on the ground floor level. these are intended to allow increased ventilation into the building. The proposed air bricks are demonstrated on PL012. These appear sympathetic to the nature of the listed building. Increased ventilation will improve the health of the building, allowing for damp management. In addition vents are proposed to be installed in the upper floor, and into the roof to improve ventilation, as well serving the proposed MVHR ventilation system. The roof vents demonstrated in PL012 appear discrete and sympathetic in appearance.

Wood fibre internal insulation is proposed throughout. Wood fibre is considered to be a natural breathable insulation material of which will allow the stone walls to breath. In combination with improved ventilation this is considered to be an appropriate form of insulation.

Cementitious mortar has been identified in areas of the building previous repointed. It is proposed to remove this and replace with an appropriate lime based mortar. This

is considered to be true to the building original fabric and likely to improve the buildings overall health.

The removal of the conservatory is principally considered acceptable as this is an unsightly later addition. Removal of the conservatory and extension will return the structure to its original footprint. A public objection has been received regarding the date of the ground floor extension to be removed. There are concerns regarding the removal of this extension unnecessarily as this may cause harm to the listed structure. The condition report provided suggests that this extension is causing harm to the structure of the building, and requires some form of intervention to preserve the structural health of the original fabric. The applicant has therefore proposed to remove the extensions altogether. This is considered acceptable to reinstate the buildings original footprint and prevent further and ongoing harm to the original fabric.

Some external alterations are proposed . These include relocating external stairs, installed in the 1980s reusing the existing materials. The upvc rainwater goods and pipework are to be replaced with cast iron alternatives. An area of tarmac is to be removed and landscaped. A new iron balustrade (painted black) is to be installed. These external changes proposed to remove modern alterations, mostly unsightly in nature. The proposed replacement materials are considered to be more sympathetic to the original fabric of the building.

A shed structure is proposed for the rear garden which will be located some distance from the listed building. This structure will present as a timber shed in a domestic curtilage. The structure will appear contemporary within the curtilage presenting as an acceptable new addition.

Overall the proposal is not considered to harm the significance of the listed building, or conservation area.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The existing rear extension and conservatory will be removed and a previous window reinstated in the rear elevation. This will reduce any overlooking onto Millstone Clough. It is also located over 21M away from the elevation of any nearby dwellings.

All other openings are being retained. A window on the south-west elevation is currently serving a bathroom. However this is proposed to be a guest bedroom. This

window is less than 21M away from the front elevation of no. 22 Highgate Road. As such revisions have proposed to obscure glaze this window. This is considered acceptable to maintain residential amenity.

Concerns have been raised regarding the opportunity for noise generating activities to take place within the garden area adjacent to Millstone Clough. Such concerns have referred to activities such as football or the use of trampolines. All uses raised are considered appropriate for that of a domestic garden. The area under concern has the lawful use as a domestic garden, as such it is considered unreasonable to seek to restrict children's play within the application site.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

The proposed alterations will add an additional (5th) bedroom to the dwelling. An officer site visit demonstrated that the parking area to the rear of the dwelling provides off-street parking provision for excess of 3 vehicles. This parking will be maintained. As such there are no highway safety concerns.

A public footpath runs adjacent to part of the application site. The proposed will not cause any obstruction to the footpath. The pedestrian safety of the footpath is therefore maintained.

CONCLUSION / PLANNING BALANCE

In conclusion the proposal are not considered to harm the listed building, or conservation area and is therefore considered acceptable in terms of heritage. The proposed development has further been found acceptable in terms of design, amenity and highway safety. 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 subject to conditions**

Case Officer: Rachel Robinson

Recommendation Date: 16th July 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council