

DELEGATED DECISION REPORT

HPK/2023/0563
Valid 06/03/2024

THE SMITHY ASHBOURNE
LANE
CHAPEL-EN-LE-FRITH

LISTED BUILDING CONSENT
TO INSTALL A WOOD
BURNING STOVE IN THE
LIVING ROOM, THIS WOULD
REQUIRE A FLUE TO BE
ERRECTED OUT OF THE
ROOF LINE.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Building

DESCRIPTION OF SITE

The application site known as 'The Smithy' is a Grade II listed building, formerly a tram shed and smithy. The smithy is a semi-detached dwellinghouse, in the converted building. It is constructed of slate roof tiles and natural stone. The listing description describe the building as follows;

'Farmhouse and barn. C17 with C18 addition and later alterations. Coursed gritstone rubble with quoins. Gritstone dressings. Slate roofs of differing pitches and levels. Stone gable end and ridge stacks. Two storeys, four bay. South elevation - central C17 section with chamfered quoined doorcase with pointed arch lintel, to east. To west, deeply recessed and chamfered 5-light window with C20 casements, Inserted C20 door and C18 3-light flush mullion window beyond to west. Further to west in C18 section, two C19 openings, one with plain sash, other with plate glass window. In C17 section, a moulded string- coursed over openings. Above, two 5-light deeply recessed and chamfered mullion window. Above, to west, two 3-light flush mullion windows. To east, barn with various irregular openings.'

PROPOSAL

Listed building consent is sought for the installation of a wood burning stove. The stove would be located within the living room of the property. A flue pipe will be installed, projecting from the existing roof. The proposed flue will extend by 1 metre.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

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/0002/4859 Conversion Of Former Peak Forest Tramway Maintenance Workshops Into Two Dwellings APPROVED

HPK/0002/5728 Conversion Of Former Peak Forest Tramway Maintenance Buildings Into Two Dwellings APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 11/04/2024
Neighbour consultation period ends: 03/04/2024
Press Advert: 11/04/2024

Public Comments

None received

Town / Parish Comments

No objection

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Request for further information:
'At the moment before I can't fully assess heritage harm we need confirmation from an independent body such as Building Control or similar for fire - that this is in fact a

feasible alteration. Stud walling is thin, hollow and not fireproof nor able to withstand substantial amounts of heat so close to and radiating from a metal contained unit of a burner. It is quite a small space and I'm not convinced how big this burner wishes to be. With an average use time of a normal working burner 4-6 hours this is an issue.'

OFFICER COMMENTS

Design and heritage

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 stove will be located internally in a freestanding position. This will not require any alterations to the existing internal fabric to install. The HPBC Conservation Officer (CO) has requested further information on this to confirm that the proposed free standing position without internal alteration building control. However, building control is independent of the listed building consent process, should the proposal fail buildings regulations it is the applicant's responsibility to rectify this. Should internal alterations, other than those proposed in this application be required for by buildings regulation the applicant is required to submit a further application for listed buildings consent to amend the proposal.

The proposed internal placement will not require any physical alterations to the building. As such this will not lead to any harm to the heritage asset.

The proposed chimney will be inserted into the existing roof, where a small opening will be required. The proposed burner will be located underneath a loft space, with no structural beams or joists above. As such the only alteration to the existing structure will be the removal of roof tiles. This is considered to be of minimal intervention, and will not cause harm to the significance of the listed building.

Overall the proposal is considered to comply with LP Policy EQ6 and EQ7.

An officer site visit demonstrated that the adjoining dwelling (The Forge) has a similar flue in situ, suggesting that the neighbouring dwelling has a similar wood burner/fireplace installed.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design and the impact on the heritage asset. 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: Rosie Dinnen c.o Rachel Robinson

Recommendation Date: 21st June 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council