

DELEGATED DECISION REPORT

HPK/2023/0342
Valid 23/08/2023

LANESIDE COTTAGE,
CHARLEY LANE, CHINLEY,
DERBYSHIRE, SK23 6DY

LISTED BUILDING CONSENT
REROOF AND REPOINTING

LISTED BUILDING CONSENT –
(ALTERATION)

MAIN ISSUES

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

DESCRIPTION OF SITE

The property is a Listed 19th Century stone built farmhouse located off Charley Lane in Chapel-en-le-Frith. The applicant calls the farmhouse as a cottage, therefore reference will be made to the listed property as “cottage”. The cottage is constructed from coursed gritstone with flush quoin detail, stone stacks and stone roof covering. The farmhouse sits within its own enclosed yard and is surrounded on three sides by pasture land and to the front there is a tarmac driveway leading up from the highway and to the side of the property is space used to park vehicles. The farmhouse is elevated above the highway but screened from view by mature roadside vegetation.

PROPOSAL

Note: Initially the application included replacement windows, following objections raised through consultation, this is now not proposed and is not subject of this application

The application seeks permission for refurbishment of Laneside Farmhouse and external repairs to the roof and stonework.

The proposed works are necessary to renovate and modernise for habitation a property that has fallen into disrepair. Works entail:

The roof is constructed of stone slate covering which to our understanding was replaced or repaired last during the late 1800s or early 1900s The roof has sustained wear and tear over the years and stone slates have split and blown in places. Many have slipped and the roof now allows water ingress in numerous locations.



The applicant seeks to re-roof the property by repairing & replacing the roof slates on a like for like basis. Where existing slates are damaged or not fit for reuse, they will be replaced with new stone slates - sourced from a local quarry. These will be mixed in with the existing re-used slates Likewise, it may be necessary to replace some of the roof woods if they appear damaged beyond repair and to reinstate the torching.

Stonework - Weathering has caused deterioration of the mortar on the exposed East facing gable and chimney stacks. Rather than patch the pointing resulting in a disjointed and messy finish, it is proposed to rake out and prepare the joints ready to receive a new lime based mortar with a mix to match the existing as closely as possible in texture and colour.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the local planning authority has a duty

to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

The local development plan for the site comprises the High Peak Borough Council Local Plan (Adopted April 2016) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) sets out the Governments planning, how these are expected to be applied and is a material consideration which must be taken into account in planning decisions.

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S6 Central Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

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/2023/0341 Reroof, Replacement Windows and Repointing – Withdrawn

HPK/2023/0002 To remove the existing stone slate roof and repair damaged timbers then reinstate with existing stone slate and approx 25% replacement for damaged stone slate – Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date: 23/07/2024
Neighbour consultation period ends: 16/07/2024

Public Comments

No comments received during the consultation period

Georgian Group

Neither Object or Support, comment as follows:

The Group is particularly concerned by the proposal to replace the existing small-pane leaded lights with larger panes to an unspecified design. An adequate justification has not to date been provided for the wholesale removal and replacement of the existing historic joinery and leaded lights, as information on their individual condition, and on the costs associated with their repair has not been

provided. It is therefore not possible to assess whether a robust case for their complete replacement has been made. Application should be withdrawn or refused without the necessary information.

Town / Parish Comments

No objection to the proposed works to the roof and pointing although the committee would like HPBC Conservation Officer to make comments on the proposed pointing works to ensure the correct materials are used so no damage is caused to the building.

Object – The committee do object to the proposed new window panes, the windows should be replaced like for like.

Conservation

Initially objected on the grounds that - There are a number of issues with the proposal which raises concerns. They are as follows:

does not appropriately assess the significance or character of the heritage asset.

There are no surveys or assessments done by Conservation Accredited professionals to justify this extent of works. It is therefore seen there is lack of clear and convincing justification for the proposal.

- It appears mortar analysis has not been undertaken to identify what is original and existing to ensure a correct match.
- There is no method or schedule of works.
- There is no clear assessment for the roof to ensure matching tiles are used, accurate quantity identified that have deteriorated, those to be replaced, and what their original material type is. Similarly this is not demonstrated on drawings.
- There are no details on roof construction, photographs of the roof space, details of the battens, pegs, torching and or laths where relevant, and no information on current conditions including level of deterioration.
- Original windows where surviving are not identified.
- There is no window schedule or proposed window details.
- There is no details regarding 'breathable felt' or how and where this will be installed in the roof space. This is to be approached with caution.
- Photographs of roof show negligible areas and do not portray entire roofscape. These photographs show approximately 11 tiles to be missing or damaged with some mortar loss at ridge tile level.
- Photograph showing gable end does not clearly depict mortar issues and blackened stone falling consistent with form of chimney breasts and flues should not be confused with mortar decay.

The applicant responded to points raised via an amended Heritage Statement and roof assessment. Further discussion with the conservation officer required the torching be reinstated and modern breathable membranes not be used, the amended Roof Assessment reflects this, and the conservation officer has confirmed this can be dealt with by condition.

The issues raised regarding windows is no longer relevant to the application now that it is no longer proposed to be altered.

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 Local Plan 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 buildings.

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 S7.

The NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the restrictive national planning policies relating to heritage conservation. Paragraphs 203-214 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.

It is acknowledged that the Council's Conservation Officer initially raised objection to elements of the proposed works to the building.

The refurbishment works seek to improve the condition of the building to improve living conditions.

In response to the Conservation officers' initial concerns relating to:

- Use of modern finishing materials
- Mortar analysis to ensure a correct match.
- Method or schedule of works to be provided.
- Clear assessment for the roof to ensure matching tiles are used, accurate quantity identified that have deteriorated, those to be replaced, and what their original material type is.
- Details on roof construction, photographs of the roof space, details of the battens, pegs, torching and or laths where relevant, and information on current conditions including level of deterioration.
- Original windows where surviving are not identified.
- There is no window schedule or proposed window details.

The applicant is no longer applying 'breathable felt' and will reinstate torching. A stone slate sample has been provided illustrated when wet and dry and is considered a suitable match. A clear assessment of the roof is provided giving information on details of the battens, pegs, torching, and information on current conditions including level of deterioration.

Method Statement for roof provided - Conservation officer has stated that of the options presented, option 2 relating to works to the ridge board will not be supported. Mortar mix will be 5-1 mix of sharp sand and lime NHL3.5. No works to the windows are now proposed.

The applicant has provided supplemental information and justification arising from a qualified roofers assessment of the impact on the architectural fabric of the building. The detailed information referencing materials has been submitted in support of the application. Existing joinery will all remain wherever possible.

The conservation officer in an email (dated 31.7.24) responding to the supplementary information provided to address her initial objections, whilst maintaining concerns was content to request further information relating to finishing materials to be conditioned. The officer states that finishing and facing materials must have longevity with the historic fabric in mind and it is a conservation concern where items proposed are modern/not traditional. A condition is required to stipulate reinstatement of torching, implementation of the method statement - noting that it is option one regarding the ridge board works that has permission to be implemented, and (now not applicable) a further condition was requested to submit for approval a

window schedule detailing each individual proposed window specification (noting larger panes would not be approved).

These conditions will be imposed to ensure works and materials are implemented as per the specification within the supplemental documentation.

The applicant is taking steps to ensure the building is weatherproof and make the property energy efficient. Inevitably change will occur, as elaborated in the applicant statement, all due care will be managed not to harm the listed building. Notwithstanding this, even if harm were identified, the proposals would be considered to result in less than substantial harm to the significance of the building for which the public benefit of securing the future habitable nature of the building and preventing further decay are the public benefit that outweighs this harm.

The proposal is considered acceptable and complies with policy EQ7 of the Local Plan and relevant restrictive policies within Chapter 16 of the NPPF.

CONCLUSION / PLANNING BALANCE

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

The application seeks alterations to upgrade the living accommodation to comply with safety standards and to preserve the fabric of the building thus providing a suitable standard of living for occupants which, in turn, ensures the long term viability of the Grade II Listed Building.

The proposals are considered to sustain the character and appearance of the Listed Building, in accordance with the Local Plan and policies within the NPPF. As such, the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 11.9.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council