

DELEGATED DECISION REPORT

HPK/2024/0414 AND HPK/2024/0416 Valid 01/10/2024	BROOK HOUSE BARN RIDGE LANE COMBS	DETACHED SINGLE STOREY GARAGE (FULL – HOUSEHOLDER AND LISTED BUILDING CONSENT)
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MAIN ISSUES

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

DESCRIPTION OF SITE

Brook House Barn is a converted barn, now dwellinghouse, located within the village of Combs. The barn is a grade II listed building located within the Combs conservation area. The listing description states:

'Farm outbuilding. Late C17, with C18 and C19 alterations and additions, and further extended C20. Coursed squared gritstone, with ashlar gritstone dressings, a single stone ridge stack, plain gables and a stone slated roof. South elevation; single storey with overlofts, 8 bays, the 5 bays to the west having been remodelled and raised, to serve as a cowhouse with overlofts. At left hand end, 2 ground floor doorways with massive lintels and surrounds keyed into surrounding masonry. Plain planked doors. 3 tiers of slit vents to this range which has a near full-height double doorway beneath a shallow segmental arch. Ashlar-quoined door opening, with internal rebate for original doors. To the right, further 3 bays, the first served by an inserted doorway, with flush jambs, shallow lintel and a plain plank door. Further right, a doorway with massive keyed jambs, deep lintel and a plank door. The next bay has a segmentally-arched double doorway, formerly a cartshed, with ashlar quoins, voussoirs, keyblock and planked doors. Adjacent stone steps give access to a first floor tack room, with massive surround to doorway, plank door, and 2 light flush-mullioned window with saddle bars. Hearth to tack room served by stone chimney stack. Within stone stairway, kennel recess with henhouse over. Right end bay with wide stable doorway having a keyed surround below a massive lintel. To the right, an inserted C19 window. Right end gable with partially blocked taking-in loft doorway. Left end with taking-in doorway beneath timber lintel. C19 and C20 monopitch lean-to's to rear elevation. Interior; 5 bay part to left with 4 king post trusses, with curved upward sweeping braces. Ridge purlin set diagonally into notched head of king post. History; an inventory for the adjacent Brook House Farmhouse (q.v.) of 1681 refers to 'the new barn'. A complex, multi-purpose farm building, the form and adaptation of which demonstrates changing patterns of agriculture in this part of upland Derbyshire.'

Footpath HP6/39/1, runs through the stie in an north easterly direction.

PROPOSAL

Planning permission and listed building consent is sought for the construction of a detached garage. It is proposed to locate the garage to the front of the barn on the existing driveway area.

The proposed outbuilding will form a garage and car port for 2 additional vehicles. The outbuilding will be 5m by 8.5m in footprint and 3.6 in height at the ridgeline. A catslide, slate roof is proposed with a timber cladding finish to the walls and garage doors.

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
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2005/0151 and HPK/2024/0157 Change of use of Brook House Barn to single Live/work unit APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 03/12/2024
Neighbour consultation period ends: 23/20/2024
Press Advert: 12/11/2024

Public Comments

None received

Town / Parish Comments

Chapel-en-le-Frith PC – Request that stone be used to match the existing dwelling. t

DCC Archaeology

No objection:

The proposed development area encompasses Brook House Barn, a Grade II listed 18th century farmhouse with evidence of a 16th century predecessor recorded on the Derbyshire HER (MDR182), and lies within the Combs conservation area (DDR7223). While I do not believe that there will be below ground impacts, as the site already comprises a concrete raft and I assume as such has already been truncated.

Derbyshire County Council Highways

No objection

The dimensions of the garage and car port(s) are below the recommended minimum dimensions for the garage/car port(s) to be considered as parking spaces. However, there appears to sufficient space within the curtilage of the property to accommodate suitable parking provision all clear of the public highway.

In addition, the dwelling is located a significant distance from the highway boundary and it would seem unlikely that parking associated with the dwelling would take place on the adjoining public highway regardless of vehicles being parked in the garage/car port(s) or not.

OFFICER COMMENTS

Principle of Development

This site is within open countryside and therefore must be considered under the 'other rural areas category' of Policy S2 which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps. Development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'. In respect of residential development, Policy EQ3 states that extensions which are subsidiary to the building and do not have an adverse impact on the character of the landscape will be permitted.

Design and heritage

LP Policy EQ 3 states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic

character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

Section 16 Paragraph 205 of the NPPF 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance

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 Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The High Peak Design Guide (SPD) (2018) paragraph 3. 8 states that a new building should respect the scale of those surrounding it. jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas.

The proposed outbuilding will be located within the curtilage of the listed building and within the Combs conservation area. The proposed garage is located to the front of the dwelling, in a small alcove of existing hard standing. The garage and car port is considered to be sufficiently smaller than the host dwelling to have a subordinate appearance and located as to have no impact upon the wider landscape, as such the proposal complies with Policies EQ3 and EQ6. Moreover, in terms of the conservation area, its location is reasonably hidden from wider views, with the main stone barn being the dominant building when viewed from footpath HP6/39/1.

Furthermore, the proposed outbuilding reflects the design of the converted barn, with a cat slide roof. The comments of the Parish Council are noted, and while timber cladding is not typically considered acceptable in a domestic setting, as set out in the adopted Design Guide, in this context the proposed timber cladding provides the building with an agricultural appearance and does not try to mimic or compete the historic stone barn. The outbuilding, therefore, appears as an agricultural building within the context of the converted stone barn and its listed setting. As such the proposal is considered to respect the proportions, context and heritage of the host dwelling.

The proposed outbuilding will not harm or alter any existing historic fabric of the adjacent listed building.

Overall, the proposed development is considered to acceptable in heritage terms having no adverse impact on the historic fabric and setting of the building or wider conservation area. The development would sustain the importance of the heritage assets and complies with Policies EQ 6 and EQ 7. Moreover no landscape harm has been identified and therefore the development complies with Policy EQ3.

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 proposed outbuilding will be located in an existing area, enclosed by mature vegetation. As such the proposed outbuilding will not create any increased overshadowing with the neighbouring dwelling known as 'Brook House'.



Figure 1 - Image of proposed location from Heritage statement.

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.

DCC highways have noted that the proposed garage and carport is below the minimum size expected to accommodate vehicles. However, the application site is located away from the highway, with sufficient space within the curtilage for the parking of vehicles. Although a public right of way runs through the site the siting of the garage is at a sufficient distance to ensure that there would be no conflict with pedestrians or any obstructions caused. DCC Highways have not objected to the application, and as such there are no highway safety objections to the proposal.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, heritage, 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

Case Officer: Rachel Robinson

Recommendation Date: 2nd December 2024

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council