

DELEGATED DECISION REPORT

HPK/2024/0442 & HPK/2024/0444 Valid 06/11/2024	HOLLIN KNOLL LONG LANE MARTINSIDE CHAPEL-EN-LE-FRITH	PROPOSED CHANGE OF USE OF OUTBUILDING TO ANCILLARY ACCOMMODATION (FULL & LBC - HOUSEHOLDER)
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MAIN ISSUES

- Design, Character/Appearance & Conservation
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to Hollin Knoll, a large detached Grade II Listed dwellinghouse located adjacent to Long Lane a short distance south of Chapel-en-le-Frith, in the open countryside.

The dwellinghouse is bounded to the south by the public highway, and to the west by the Buxton-Manchester railway line, with open agricultural land beyond on all sides.

The existing residential curtilage comprises the existing vehicular access, a generous area of hard standing allocated to parking and turning of vehicles, a larger rear garden, and an outbuilding spanning across two floors, positioned to the rear of and slightly to the west of the main dwellinghouse, with a traditional appearance constructed in a traditional stone with slate tiled roof.

It is considered that owing to its intimate relationship with the main dwellinghouse, this building is curtilage listed.

For the purposes of the Local Development Plan, the site lies outside of the built-up area boundary of any town or village in the open countryside and within the Settled Valley Pastures Landscape Character Area.

PROPOSAL

The applicant seeks Full Planning Permission (HPK/2024/0442) and Listed Building Consent (HPK/2024/0444) to convert the existing outbuilding to ancillary living accommodation associated with the main dwellinghouse Hollin Knoll.

The Proposed Plans have been amended in light of comments received by the Conservation Officer. These revised plans (PL-011A & PL-012B, PL-13) together

with the supporting Heritage Statement prepared by Garry Miller Heritage Consultancy (Nov 2024), are the subject of assessment within this report.

The latest Floor Plans show the ancillary living accommodation to be spread across two floors, containing a Lounge, and open plan Kitchen and Dining Room, with 2no. bedrooms each with their own en-suite WC at first floor level.

The latest Elevation Plans shows fenestration to make use of existing openings, with the front elevation seeing an existing timber door replaced with glazing, and all other openings comprising replacements of existing openings. Two velux lights are shown to be added on the rear roof slope. No further extensions beyond the existing footprint are proposed.

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.

The Local Development Plan for this site comprises the Chapel-en-le-Frith Neighbourhood Plan (2015) and the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

Chapel-en-le-Frith Neighbourhood Plan 2015

No relevant policies

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- EQ3 Rural Development
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- CF6 Accessibility and Transport

National Planning Policy Framework 2024

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0395 &
HPK/2022/0420 Full Planning and Listed Building Consent for Installation of glazed porch door, replacement of the existing windows and minor internal alterations (Approved 19/12/2022)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th January 2025
Neighbour consultation period ends: 4th December 2024
Press Advert: 2nd January 2025

Public Comments

None

Chapel Town Council Comments

No comments received

Historic England

No comments to make

HPBC Conservation Officer

Initial Response:

OBJECTION

The application relates to a barn within the curtilage of the grade II listed Hollin Knoll. The small barn currently has an appearance reflective of its nature as a small ancillary outbuilding. The applications propose to convert the barn, without extending the existing structure. There are no heritage objections to the conversion of the barn into accommodation in principle, however, there are concerns regarding the proposed plans before me.

Windows:

The existing windows do not appear to be original to the barn, as they are of a mismatched nature, indicating previous repair and replacement. The proposed windows have an overly domestic appearance, due to the 6 over 6 design. The proposed windows appear to have responded to the domestic sash windows of the host dwelling. This gives the barn an overly residential appearance, which fails to retain the visual appearance of an ancillary barn. Proposed windows should be simple in design, in order to retain the appearance of the building as an ancillary outbuilding.

Details of the large window to the front elevation are also requested. Confirmation is regarding material and finish of frame, as well as confirmation as to opening type if not fixed.

Rooflights:

Minimal details have been provided regarding the proposed rooflights. Any rooflights installed should be of a conservation style. Confirmation of this should request prior to determination, or a pre-installation condition attached to any subsequent approval.

Wall treatments:

Blue marking on the proposed floor plans suggest the use of an internal insulation, however, no details of this appear to have been submitted. Details of the type of insulation and method of fixing should be required, to ensure no harm comes to the building.

If the external walls are to be treated in anyway this should be included within the application.

In conclusion, the application proposes the installation of inappropriate windows, of an overly domestic appearance. The barn should remain visually readable as an ancillary barn, as not to alter the setting of the listed Hollin Knoll. As such the proposal results in less than substantial harm to the heritage asset. Furthermore, the application lacks details in regards to proposed rooflights and wall treatments. In the absence of this additional information I cannot be confident that these elements of the proposal will not harm the building.

Further Response:

No objection subject to compliance condition to secure additional details as submitted on updated plans (Ref: PL-11A, PL-12A)

Derbyshire County Council Highways

No comments received at time of writing.

Network Rail

No objection

OFFICER COMMENTS

Principle of Development

The application seeks Full Planning and Listed Building Consent to convert an existing outbuilding within the curtilage of a Grade II Listed residential dwellinghouse, on a site that lies outside of the built-up area boundary in the open countryside.

Local Plan (LP) Policy EQ3 refers to all development in the Rural Areas and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy supports the re-use of redundant buildings, and extensions to an existing dwelling provided they do not have an adverse impact on the character and appearance of the countryside.

Given that the proposal relates to a Listed Building, the application is subject to LP Policy EQ7, and relevant restrictive policies contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, in order for the application to be supported as a matter of principle, it must be demonstrated that the proposed conversion would preserve or enhance the historic significance and architectural interests of this curtilage listed structure, and the setting of the Grade II Listed Building, in a manner that preserves and does not adversely affect the immediate and wider rural landscape character.

Design, Character/Appearance & Conservation

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 EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

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, having regard to matters of scale, height, density, layout, appearance and materials.

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

The Design Guide SPD (2018) contains further design guidance for extending and altering existing buildings including to create ancillary living accommodation. Relevant guidance pertinent to the assessment and determination of these applications considered jointly is set out as follows:

5.15 The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained...

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Paragraphs 212 – 221 of the NPPF sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits.

The existing outbuilding is of a modest scale and footprint and is considered to have architectural merit that lends itself to conversion for ancillary living accommodation. The proposal does not include any extension beyond the footprint or roof slope (other than velux rooflights) and works with the 'shell' of the building including the use of existing openings.

In its original form, a holding objection was received from the Conservation Officer in the absence of sufficient details relating to the design and finish of windows, rooflights and wall treatments. However, having reviewed further plans (Ref: 011A, 012B, and PL-13), which includes such details, the Conservation Officer is now satisfied that the scheme preserves the historic significance and architectural interest of this curtilage listed structure and setting of the adjacent listed building, as a consequence of its design and appearance.

In light of the above, it is considered that the proposed development in its latest revised form with additional details preserves the historic assets on site as well as the immediate and wider rural landscape character, and therefore subject to appropriate conditions, the scheme is acceptable having regard to LP Policies S1, EQ3, EQ6 and EQ7, the Design Guide SPD, relevant paragraphs under Chapter 12 of the NPPF (Design) and relevant paragraphs under Chapter 16 (Heritage Conservation), the latter underpinned by Section 66 of the Act 1990.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things

to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

Owing to the fact that the proposed building would function as ancillary living accommodation in connection with the existing dwellinghouse, and that the site lies within an isolated location in the open countryside with no neighbouring properties within a considerable distance of the site, there would not be any harm to either the amenity of future users of the ancillary living space or indeed any neighbouring property, in accordance with LP Policy EQ6, the Residential Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

Parking Provision Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 115 of the NPPF states that in assessing sites for specific applications, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact impacts on the road network would be severe.

The application relates to the conversion of an existing outbuilding to create ancillary living accommodation associated with the main dwellinghouse Hollin Knoll. The site benefits from an existing vehicular access and a generous area of hard standing within the domestic curtilage that can facilitate the parking and turning of multiple vehicles.

Subject to a restrictive occupancy condition that ties the ancillary building to the host property, preventing the living accommodation for being sub-let including as self-contained holiday accommodation or sold off separately, this would ensure that any intensification of the site is suitably controlled and on this basis, there would be no harm to highway safety in accordance with LP Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

The applicant seeks Full Planning Permission and Listed Building Consent to convert an existing curtilage listed outbuilding relating to the Grade II Listed residential dwellinghouse Hollin Knoll to serve as ancillary residential living accommodation.

Having worked in a positive and proactive manner with the applicant, Officers have secured full details of the proposed conversion prior to determination to the satisfaction of the Conservation Officer, and as such Officers have concluded that subject to appropriate conditions, the proposed development will preserve the historic significance and architectural interests of the curtilage listed structure, and the setting of the parent (Grade II Listed) dwellinghouse, and by virtue of a high quality design, would preserve the rural landscape character of the site and its surroundings.

In the interests of ensuring that the intensification of the site is sufficiently controlled and that the outbuilding is not occupied as a self-contained holiday let or as a permanent residence, it is considered both reasonable and necessary to impose a restrictive occupancy condition to that effect.

Subject to this condition, and other compliance conditions required to secure the materials and joinery details to be used in the conversion, the application is considered to accord with all relevant Local Development Plan policies, Supplementary Planning Guidance, and relevant paragraphs within the NPPF.

The application thus constitutes a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : **Approve Planning and Listed Building Consent
with Conditions**

Case Officer: James Stannard

Recommendation Date: 06/02/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council