

DELEGATED DECISION REPORT

HPK/2024/0474 &
HPK/2024/0473

Valid 05/12/2024

THORNLEA FARM HIGHER
CHISWORTH
CHISWORTH

PROPOSED REPLACEMENT
WINDOWS AND DOORS AND
AMENDMENTS WITHIN THE
CURTILAGE

(FULL – MINOR &
LISTED BUILDING CONSENT)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site relates to a 19th Century two storey detached farm house, located off Sandy Lane in Higher Chisworth. The site is located outside of any defined settlement boundaries and is wholly within the countryside and the Green Belt. The application site lies within the Higher Chisworth Conservation Area and is also afforded protection via Article 4 direction.

The application sites itself is a Grade II Listed Building. The Historic England register for the building describes it as:

“Mill, now house. Early C19. Coursed gritstone rubble with painted stone dressings, stone slate roof and stone gable end stacks. Four bays, 2 storeys. Central flush doorcase, covered by C20 stone porch, with 3-light flush mullion windows to either side. Above four, regularly placed, 2-light flush mullion windows.”

PROPOSAL

The application seeks both Full (minor) planning permission and Listed Building Consent which shall both be assessed in this report.

The proposed development consists of replacement windows and doors, the replacement of existing wrought iron gates with new iron gates and to build up the height of the existing dry stone walls and to pave an area to the side of the property with natural stone flags to match the existing.

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

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 16: Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/3592: Temporary stock fences
Decision: Approved

HPK/0003/2234: Dry stone wall and storage shed with stone paving.
Decision: Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/2025
Neighbour consultation period ends: 17/12/2024
Press Advert: 30/01/2024

Public Comments

2 public representations have been received from neighbours, neither of which formally object to the proposals.

Comments received are as follows:

- As long as the changes are in keeping with the original look of the place then I have no objection

Chisworth Parish Comments (No Objection)

No additional comments received.

Conservation Officer (Holding Objection - Additional Information Required)

Windows:

The existing one over one paned sash windows are not traditional of mullion windows. Mullion windows are more commonly a single paned, fixed or casement window. Therefore, the proposed reinstatement of traditional single paned mullion windows is supported. Plans show that the proposed windows will be a thin set double glazing in timber frames. Section drawings demonstrate that these will be of a similar thickness to the existing windows, and as such avoids the unsightly thick appearance usually created by double glazed units. As such there are no objections to the proposed windows. However, details of final finish of the timber frames (ie. paint colour) should either be confirmed prior to determination, or conditioned accordingly.

Document 'DRef 1053A Quinn' refers to the possible need for trickle vents within the window frames. Trickle vent would harm the simple external appearance achieved by mullion windows. As such this reference should either be omitted from proposed plans or be prevented via condition.

Doors:

While the application submits details of replacement doors, the heritage statement submitted has omitted assessment of the proposed replacement doors. In order to comply with NPPF para 207 the heritage statement should assess the potential significance of the existing doors and the impact of the proposed replacements. Therefore, I am unable to comment upon the proposed doors prior to receipt of an updated heritage statement.

It is also noted that the application does not confirm the colour finish of the proposed doors. This information should be confirmed prior to determination, or controlled via condition.

Works within curtilage:

Works within the curtilage propose to increase the height of existing drystone walls, this is considered acceptable in accordance with elevation details shown in drwg ref 3292.008.

New proposed patio area considered acceptable. Subject to hardstanding matching the existing hardstanding.

The existing pedestrian gates are not considered to be original to the host building, as such their loss does not harm the listed building. However, a solid infill to the proposed iron gates may not be acceptable. Further information should be required

regarding the finish and appearance of the proposed 'soild infill;' prior to determination.

In conclusion additional information should be required prior to determination to ensure that the listed building is not harmed. At present I am unable to support the application until the relevant additional and revised information has been received. Without the required clarification the impact upon the heritage asset cannot be satisfactorily determined.

Conservation Officer Further comments (No Objection)

- Additional information has been provided to address the above comments and the Conservation Officer has confirmed they are happy to withdraw their holding objection.

Historic England (No Comment)

In this instance we are not providing advice.

Environmental Health

No comments received.

Derbyshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

The application site lies within open countryside and the Hayfield Conservation Area. New extensions and alterations are permitted under Policy EQ3 provided that they are subsidiary to the host dwelling and do not have an adverse impact on the landscape. Accordingly the general principle is acceptable, subject to other considerations including the impact upon the heritage asset and residential amenity.

Design

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.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and

respecting the character and appearance of the building through an appropriate choice of materials.

The application site is a Grade II Listed property, the impact of the proposals upon the designated heritage asset will be assessed below in greater detail.

The application in this instance proposes minor alterations which are modest in their nature and would not increase the prominence of the site within the existing street scene. The increase in the partition wall height and creation of a hard paved patio are located directly behind large mature hedgerows which offer a significant amount of screening, with consideration to this, these elements of the proposed development would not have any adverse impacts upon the street scene or visual amenity. The replacement window and door surrounds are to be painted as per the existing window and door stone surrounds and as such would be in keeping with the surrounding area.

The proposed alterations are considered to be in keeping with the existing character of the property and that of the surrounding area and would not have any unacceptable impacts upon visual amenity. Therefore the proposed development is judged to accord with Local Plan policy EQ 6, Supplementary Planning Documents and the National Planning Policy Framework (NPPF).

Impact upon the Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant consent 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 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 proposed window and door replacements are considered to be in keeping with the character of the listed building. The replacement of existing doors with hardwood timber doors detailed to match those of the original building are considered to be acceptable. The doors to the front elevation would be half glazed and detailed to match the replacement windows and as such it is considered that the existing character of the property would not be harmed as a result of this change. The proposed window replacements would replace non-traditional frames with Mullion windows of a more traditional appearance and as such this alteration is supported.

Following updated information at the request of the Conservation Officer the proposals would now replace the existing non-original pedestrian gates with wrought iron gates which are considered an acceptable replacement.

The proposals also require the rebuilding of the existing dry stone walls as the wall to the rear of the site is leaning. It is also proposed to increase the height of both front

and rear dry stone walls by 1m in natural stone to match the existing walls. This proposed increase in the wall height is judged to be appropriate.

The Conservation Officer has confirmed that the proposed alterations, subject to condition, are now acceptable and would preserve the character of the designated heritage asset. As such with consideration to the above the proposed development is deemed to not have any detrimental impact upon the character, appearance or significance of the heritage asset, and would continue to sustain its importance, in accordance with the relevant paragraphs of the NPPF and Local Plan policies EQ6 and EQ7.

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.

The proposed window and door replacement units are not judged to have the potential to increase overlooking or result in any loss of privacy and as such are deemed acceptable with regards to residential amenity.

The proposal to hard pave an existing triangular grassed area of garden to the east of the property is judged to be acceptable and would not have any detrimental impacts upon residential amenity given the significant screening afforded by a large mature hedge which would prevent overlooking and any loss of privacy. The proposed gate and raised wall elements are not judged to have any impact upon the amenity of neighbouring occupiers.

The proposals would not have any unacceptable impacts upon residential amenity in accordance with high Peak Local Plan policy EQ 6, Supplementary Planning Documents and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. Additionally, the proposals would preserve the character and appearance of the Listed Building. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore, the planning and listed building consent applications are both recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve Planning Permission and LBC

Case Officer: Stuart Talbot

Recommendation Date: 20/02/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council