

DELEGATED DECISION REPORT

HPK/2025/0038
Valid 27/02/2025

DAKIN COTTAGE
WATERSWALLOWS ROAD
FAIRFIELD
BUXTON

**LISTED BUILDING CONSENT
TO ALTER AN EXISTING
WINDOW TO A DOORWAY
(WHERE THERE IS EVIDENCE
OF A FORMER DOORWAY) ON
THE NORTH ELEVATION OF
DAKIN COTTAGE. THE APRON
BELOW THE WINDOW WILL
BE REMOVED FOLLOWING
THE EXISTING STRAIGHT
MORTAR JOINTS.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Impact upon Listed Building

DESCRIPTION OF SITE

The application site relates to detached dwelling which is located within the built up area for Buxton as defined by the Local Plan Policies Map. The dwelling is a Grade II Listed Building, known as Dakin Cottage and Attached Garden Wall in the Listing.

The official Listing identifies the building as: Formerly known as: Fairfield Farm, Townend. WATERSWALLOWS STREET Fairfield. Farmhouse, now house. 1683, altered late C18 with C20 alterations. Coursed limestone rubble, with gritstone dressings, stone slate roof with coped gables, kneelers, cross finials and stone stacks. PLAN: T-plan.

EXTERIOR: 2 storeys. Quoins. South garden front has 3 irregular windows. Off-centre 3-light flush mullion window with hood, to right two similar 2-light windows, to left a 4-light chamfered mullion window. Above central 4-light flush mullion window with hood flanked by similar single 2-light windows. East gable front has 2-light chamfered mullion window to right, and above central similar 3-light window. Beyond to left single storey C20 addition with stone doorway, glazing bar casement and 2 doors beyond. North gabled front has two C20 casements and above a similar casement. West front has ashlar doorway with hood supported on brackets and plank door, to left 3-light window in stone surround. Above 2 similar 2-light windows. North return front has blocked doorway to left with C20 2-light casement and 2-light casement to right, above similar 2-light window and to left a small circular opening.

INTERIOR: has at first floor roof truss visible with staggered purlins, trenched into rafters. Beams to ground floor have protruding pyramidal stops. Possible original square headed fireplace survives to right-hand room. The left-hand unit reached internally through a chamfered doorway. SUBSIDIARY FEATURES: attached crenelated garden wall, probably late C19, bears the Dakin crest (battleaxe in hand).

PROPOSAL

This application seeks Listed Building Consent to replace an existing window to the north facing elevation with a painted timber door through glazing bars, painted timber frame with chamfered arises.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/4044: Proposed Garage
Decision: Approved

HPK/0001/4119: Proposed two new stables
Decision: Approved

HPK/2005/0499: Repair to kitchen roof and internal alterations
Decision: Approved

HPK/2022/0419: LBC – alterations to upstairs layout
Decision: Approved

HPK/2024/0324: LBC – New single storey garden room extension and conservation repairs.
Decision: Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 24/04/2025
Neighbour consultation period ends: 02/04/2025
Press Advert: 10/04/2025

Public Comments

No comments received.

Town / Parish Comments

N/A

Conservation

Dakin Cottage is a large detached dwellinghouse dating to 1683 with later alterations in both the 18th C and 20th C. The dwelling is in keeping with local vernacular, utilising coursed limestone rubble with gritstone dressings and stone and slate roof.

It is proposed to alter an existing window opening on the northern elevation to a door. The window shows distinctive signs of being infilled, indicating that the window was previously a door later infilled to create a window.

The current proposal will retain the existing lintel and open below the in situ window within the parameters of the previous doorway. The submitted heritage statement is considered to adequately assess the significance of the listed building. Drawing P1111 S4-P01 states that the proposed new door will be of timber with a new sandstone sill and lime plaster repairs to make good internal reveal. These materials are considered in keeping and sympathetic to the listed building.

The proposed works to create new doorway are considered sympathetic and in keeping with the listed building. The proposed works will reinstate a previous doorway utilising sympathetic materials and as such are not considered to harm the significance of the heritage asset.

Historic England (No comment)

in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are enclosed.

OFFICER COMMENTS

Impact upon the Listed Building

Local Plan Policy EQ7 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. Particular protection will be given to designated and non-designated heritage assets and their settings, including listed buildings.

NPPF paragraph 212 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The main consideration in this instance is whether the proposed works would cause harm to the significance of the heritage asset. The application has been supported by a Heritage Statement and plans which demonstrate the works proposed.

The application proposes to remove an existing window and replace with a timber door. The existing window is a modern incorporation and is judged to have little heritage value.

The Conservation Officer has provided comments which confirm that “ *The window shows distinctive signs of being infilled, indicating that the window was previously a door later infilled to create a window. The current proposal will retain the existing lintel and open below the in situ window within the parameters of the previous doorway.*”

With consideration to the fact that in all likelihood the existing window was previously a doorway and later infilled the proposed works to revert these changes are considered to be sympathetic and in keeping with the listed building. The proposals are deemed to have no harm upon the significance of the heritage asset and would enhance the character of the listed building, and are therefore considered to be acceptable.

CONCLUSION / PLANNING BALANCE

The application seeks consent for works to a Listed Building and it is considered that the works would not harm the significance of the heritage asset. The proposals are considered to sustain and enhance 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 : Approve

Case Officer: Stuart Talbot

Recommendation Date: 22/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council