

Planning Committee 13th December 2022

APPLICATION NUMBER		22/01092/FUL	
SITE ADDRESS:		10 Greenhill, Wirksworth, Matlock, Derbyshire, DE4 4EN	
DESCRIPTION OF DEVELOPMENT		Installation of lime render	
CASE OFFICER	Heaton Planning	APPLICANT	Miss Luka Moscetano
PARISH/TOWN	Wirksworth	AGENT	N/A
WARD MEMBER(S)	Cllr Peter Slack Cllr Mike Ratcliffe Cllr Dawn Greatorex	DETERMINATION TARGET	16 th December 2022
REASON FOR DETERMINATION BY COMMITTEE	Requested by Ward Member	REASON FOR SITE VISIT (IF APPLICABLE)	Requested by Ward Member and to assess the impact of the proposals on the character and appearance of this part of the Conservation Area

MATERIAL PLANNING ISSUES

- Whether the development respects the character of the existing dwellinghouse and the character, identity and context of this part of the settlement, and
- The impact on Wirksworth Conservation Area

RECOMMENDATION

That the application be approved with conditions.

1.0 THE SITE AND SURROUNDINGS

- 1.1 The application site comprises a traditional property faced in a mixture of stone and render in the centre of Wirksworth. The property is not listed but is covered by an Article 4 Direction removing Permitted Development rights relating to enlargement, improvement, alteration; alterations to roof; erection of porches; structures within the curtilage; hard surfacing, chimneys/flues, means of enclosure/painting and solar equipment. The property is also located within the Wirksworth Conservation Area. This part of Wirksworth is characterised by a sporadic collection of traditional buildings. The property is accessed from Greenhill by a passageway leading to a small courtyard shared with another residential property.





2.0 DETAILS OF THE APPLICATION

- 2.1 The proposed development seeks full planning permission for the application of natural lime render to the north (left hand) and south (right hand) and east (rear) elevations of the property. The render to the north elevation facing the small courtyard area would be painted Dulux Heritage Alabaster White.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

Adopted Derbyshire Dales Local Plan 2017

S1 Sustainable Development Principles

S3 Development within Defined Settlement Boundaries

PD1 Design and Place Making

PD2 Protecting the Historic Environment

Wirksworth Neighbourhood Plan 2015

NP2 Quality and Character of Development within the Settlement

Other:

The National Planning Policy Framework (2021)

National Planning Practice Guide

Wirksworth Conservation Area Appraisal (2001)

4.0 RELEVANT PLANNING HISTORY:

Not Applicable.

5.0 CONSULTATION RESPONSES

- 5.1 Wirksworth Town Council – No Comment.

- 5.2 Cllr Peter Slack – No Comment.

- 5.3 Cllr Mike Ratcliffe – No Comment.

- 5.4 Cllr Dawn Greatorex – Comments the following:

Please could this application go to committee with a view to a site visit being organised, as we need to look at the character and appearance of the area, due to Green Hill and the Dale being in a conservation area - also, the buildings are mostly limestone with limestone rendering. As an alternative, could I suggest that the Natural limestone be repointed?"

- 5.5 DDDC Conservation Officer – Comments the following:

"The applicant/agent has sought no pre-application advice or guidance from the Local Planning Authority in terms of their proposal(s).

The property is an historic cottage located on the eastern side of Greenhill within the Wirksworth Conservation Area. The property is covered by the Wirksworth Article 4 Direction. The application relates to a rear section or part of the property accessed via a pedestrian gennel. This rear section is two-storeys with a tiled pitched roof over. This section of the property is constructed from coursed rubble limestone with sandstone dressings. The north elevation is currently rendered. The east gable elevation is also rendered. The south elevation has exposed rubble limestone with a low rendered plinth.

The proposals under the application (based on the submitted details) are –

- North elevation – remove the existing render and apply a new lime render and then paint (Dulux Heritage ‘Alabaster White’),
- East Gable elevation - remove the existing render and apply a new lime render. The submitted information does not refer to painting the new render.
- South elevation – apply new lime render to the elevation (it is noted that the previous owner removed the render). The submitted information does not refer to painting the new render.

An image of the proposed texture of the new lime render has been submitted this is a smooth but lightly textured finish. This is considered to be acceptable.

The rendering of properties is not uncommon in Wirksworth and is part of the overall character and appearance of its built environment. The proposed use of a lime-based render is deemed appropriate and acceptable. With regard to the proposed painting of the render the identified colour is an off-white. Whilst this particular colour is not referred to on the Wirksworth Article 4 Direction ‘Paint Colour’ chart it is very similar in shade/hue to those off-whites etc. on the chart. In that regard, the proposed, identified, paint colour is acceptable. (The applicant should confirm, however, if the east gable end and south elevation are to be painted, prior to determination).

Subject to the above, it is considered that the proposed works to the property are acceptable and will not be harmful to the character and appearance of the building and Conservation Area.”

6.0 REPRESENTATIONS

No third party representations received by the Local Planning Authority.

7.0 OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Whether the development respects the character, identity and context of this part of the settlement
- Impact on Wirksworth Conservation Area

7.1 Policy PD10 of the Adopted Derbyshire Dales Local Plan (2017) requires all development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes. Policy PD1 also requires that development contributes positively to an area’s character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features. These provisions align with the requirements of Wirksworth Neighbourhood Plan (2015) Policy NP2 which requires development to reinforce local distinctiveness through the use of appropriate materials and to respect local character.

7.2 Policy PD2 supports development where it will have a safe access and will not generate traffic of a type or amount which cumulatively would cause severe impacts on the transport network, or require improvements or alterations to rural roads which could be detrimental to their character. Although the new access will be formed through the residential curtilage of the property, it will serve agricultural land beyond. Policy S4 is supportive of development that helps sustain existing agricultural and other rural based enterprises.

- 7.3 The submitted design and access statement states that the proposed work is in keeping with the Wirksworth Conservation Area; all walls had existing render and the proposal is to reinstate this. The proposed development seeks full planning permission for the application of natural lime render to the north, east and south elevations of the property. The render to the north, left hand elevation facing the small courtyard area would be painted Dulux Heritage Alabaster White. Existing render to the 'rear' would be removed and reapplied. The proposed render colour would be natural lime colour, a sample of which was submitted to the Local Planning Authority on 31/10/2022. Only the render to the north, left hand elevation would be painted Alabaster White. The proposed natural lime render would be to the rear of the property and partly replace existing worn render on the gable end and cover over the exposed stone on the south, right hand elevation to prevent damp. The reinstatement of this facing material to the property would respect the character, identity and context of this part of the settlement and would not harm this part of Wirksworth Conservation Area. The Alabaster White render colour to the north, left hand elevation is considered appropriate for the enclosed courtyard setting where the residential property opposite is painted pink. Furthermore, these elevations do not form part of the streetscene of Greenhill and are not visible from the public realm. The District Council's Conservation Officer raises no objection and considers that the proposed works to the property are acceptable and will not be harmful to the character and appearance of the building or this part of Wirksworth Conservation Area.
- 7.4 The proposed development accords with the Adopted Derbyshire Dales Local Plan (2017). A recommendation to grant planning permission subject to conditions is made on this basis.

8.0 RECOMMENDATION

That the application be approved subject to conditions.

9.0 CONDITION(S)

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans to which this decision notice relates.

Reason:

For the avoidance of doubt and to establish the scope of the permission granted.

3. The approved render to the "left hand" elevation shall be painted in Dulux Heritage Colour: Alabaster White and thereafter retained.

Reason:

For the avoidance of doubt and to ensure a satisfactory external appearance of the property in accordance with Policy PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

4. The approved render to the “right hand” and “rear” elevations shall be Natural Lime colour as submitted to the Local Planning Authority on 31/10/2022 and thereafter retained.

Reason:

For the avoidance of doubt and to ensure a satisfactory external appearance of the property in accordance with Policy PD1 and PD2 of the Adopted Derbyshire Dales Local Plan (2017).

10.0 NOTES TO APPLICANT:

1. The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any problems with the application and consent was granted without negotiation.
2. This decision notice relates to the following documents received by the Local Planning Authority:
 - Planning Application Forms;
 - Design and Access Statement;
 - TQRQM22262153626610 – Site Location Plan (1:1250) 19/09/2022;
 - TQRQM22262154613047 – Block Plan (1:500) 19/09/2022;
 - Proposed Elevations (Right Hand Elevation, Rear Elevation and Left Hand Elevation) Received by the LPA 20/09/2022;
 - Proposed Natural Lime Render Colour Received by the LPA 31/10/2022.