

Planning Committee 10th May 2022

APPLICATION NUMBER		22/00354/LBALT	
SITE ADDRESS:		Haywood Cottage, Haywood Farm, Buxton Road, Sandybrook, Ashbourne, Derbyshire	
DESCRIPTION OF DEVELOPMENT		Two storey rear extension	
CASE OFFICER	Mr Joseph Baldwin	APPLICANT	Mr & Mrs Palmer
PARISH/TOWN	Mapleton	AGENT	Mrs Clare Lang
WARD MEMBER(S)	Cllr Richard Fitzherbert	DETERMINATION TARGET	24/05/2022
REASON FOR DETERMINATION BY COMMITTEE	Called to committee by Cllr Fitzherbert	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context and the impacts to heritage assets arising from the proposal.

MATERIAL PLANNING ISSUES
- Impact upon heritage assets

RECOMMENDATION
Refusal

1.0 THE SITE AND SURROUNDINGS

1.1 The site is accessed off the western side of Buxton Road (A515) to the north of Ashbourne and immediately to the west of the Tissington Trail. The application property, Haywood Cottage is a curtilage-listed, former agricultural building associated with the adjacent grade II listed Haywood Farm Farmhouse. The building has been converted to a residential dwelling along with adjoining barns following planning permission being granted in 1998 under application ref code. 1197/0688. The property forms part of a wider 'U' shape range of former agricultural buildings which are all of red brick construction.



2.0 DETAILS OF THE APPLICATION

2.1 Listed building consent is sought for the construction of a two storey rear extension to the property to accommodate an additional bedroom at first floor level and office below as shown on the submitted plans received by the Local Planning Authority on 17/12/2021. The proposed extension would be 5.4m (width) x 4.3m (depth) x 7m (height) and would be constructed using reclaimed brickwork to match the existing dwelling. It is proposed to install two roof lights, a single first floor window in the eastern elevation and patio doors to the northern elevation. In order to gain access to the proposed extension a new internal opening would be created at ground floor level.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. National Planning Policy Framework (2021)
National Planning Practice Guidance
Historic England Advice Note 2 - Making Changes to Heritage Assets (2016)

4.0 RELEVANT PLANNING HISTORY:

13/00656/FUL	Erection of garage extension	PERC 11.10.2013
1197/0688	Conversion of barns to two dwellings and erection of detached two storey garage building	PERC 16.01.1998

5.0 CONSULTATION RESPONSES

Design and Conservation Officer (Derbyshire Dales)

- 5.1 The existing property, Haywood Cottage, is a curtilage-listed, former, historic, agricultural building associated with the adjacent grade II listed farmhouse (Haywood Farm). The barns were converted to residential dwellings following permission being granted in 1998.

Haywood Cottage forms one part of a larger, 'U' shaped former agricultural building group. This group of buildings date from the mid-19th century (converted in the late 20th century). The property in question is of two-storeys and linear in footprint (presenting a distinctive characteristic of agricultural buildings) forming the eastern range of the former agricultural buildings to Haywood Farm. At its southern end is an original set of external stone steps. The majority of the openings, as would be expected, are on the inner (west) yard elevation and gable elevation, the eastern elevation being predominantly blank. These features/attributes individually & cumulatively contribute to the buildings significance. The eastern elevation of the building is visible from the adjacent Tissington Trail.

The proposal is to erect a two-storey brickwork extension, at a right angle, on part of the eastern elevation of the range. This is to be rectangular in footprint and have a dual pitched, tiled, roof interconnecting with the existing roof of the range (with a rooflight to each roof slope). The south elevation of the extension is to be blank, the gable end is to contain a first floor window and the north elevation is to have a ground floor 'patio' door. The eaves of the proposed extension are set at the same as the host building and the ridge slightly lower.

The Council's adopted SPD (2019), in relation to extensions to (converted) farmbuildings is clearly set out in the document. In 'pre-application' advice it was stated that "*it is considered that any extension to the original farm building should be subservient in scale to respect the scale of the original building and create an architectural hierarchy between the buildings which form the former farm grouping*". Whilst this statement is not an acceptance of the principle of an extension to Haywood Cottage it provides the basis (in conjunction with the guidance in the SPD) to explore ideas and concepts for a potential extension. Following the unsuitable proposals under the 'pre-app' no further advice or guidance was sought.

It is considered that the scale, form, type, design and location of the proposed extension is contrary to the advice given in the 'pre-app' response and contrary to the advice & guidance of the Council's adopted SPD. In this regard, the 1990 Act imposes a duty on a Local Planning Authority, in considering whether to grant listed building consent, that they 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. It is considered that the proposals, as submitted, will not preserve the building, its setting, or its elements/features of significance.

6.0 REPRESENTATIONS RECEIVED

- 6.1 No representations have been received in relation to this application.

7.0 OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Impact upon heritage assets

- 7.1 The application property is a mid-19th century barn which is deemed curtilage listed to the original Haywood Farm Farmhouse which is sited in the south western corner of the grouping. The range of outbuildings have been converted to residential dwellings following permission being granted in 1998 under application ref. code 1197/0688, at the time of the conversion, the detached garage block to the south was also constructed and later extended. There are limited views of the application site from Buxton Road however the site is more prominent in views from the Tissington Trail which runs alongside the eastern elevation of the property.
- 7.2 Significant concerns have been raised by the District Council's Design and Conservation Officer that the scale, form, type, design and location of the proposed extension would be inappropriate for the former agricultural building. Whilst there have been a number of alterations to the range of barns have introduced some domestic features to the range including roof lights and dormer windows, the range has largely retained its simple form – a 'U' shaped range surrounding a yard area. The simple form and linearity of the application property and the adjoining converted barn around the traditional farm yard area is considered to be significant to the character of both this curtilage listed property and the setting of the adjacent grade II listed building. Whilst the proposed extension includes a modest reduction in ridge height from the existing dwelling, it remains a significant two storey addition. The introduction of this large addition, projecting off the traditional 'U' shape range would complicate the original simple form, character and functional appearance of the building. There would be no agricultural justification for an extension of such scale and in this location and there development and would therefore appear as an inherently domestic addition which would be harmful to the character and appearance of the curtilage listed building.
- 7.3 Paragraph 202 of the National Planning Policy Framework states "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 of the proposal including, where appropriate, securing its optimum viable use".
- 7.4 Whilst the harm identified above would be less than substantial harm, any benefits to be derived from the proposed extension are solely to the private occupier of the dwelling. With no wider public benefits to outweigh the less than substantial harm the development is considered to be contrary to guidance contained within the National Planning Policy Framework (2021) and a recommendation of refusal is made on this basis.

8.0 RECOMMENDATION

That planning permission be refused for the following reason:

The proposed extension, by reason of its location, form and scale, on the existing curtilage listed barn would appear as an incongruous addition to the form and existing historic layout of the barn and wider grouping and cause harm to its significance, character and appearance that would not be outweighed by the public benefits to be derived from the proposed development. The development would therefore be contrary to guidance contained within the National Planning Policy Framework (2021), National Planning Practice Guidance and the Historic England Advice Note 2 - Making Changes to Heritage Assets (2016).

9.0 NOTES TO APPLICANT:

The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal. The Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (SI 2012/2920) stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 30 of the Town and Country Planning (Development Management Procedure) Order 2010. Where written confirmation is required that one or more Conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £97 per request. The fee must be paid when the request is made and cannot be required retrospectively. Further advice in regard to these provisions is contained in DCLG Circular 04/2008.

This decision notice relates to the following documents:

Design and Access Statement

Heritage Statement

Site Location Plan

Block Plan

Elevations as Existing

Elevations as Proposed

Existing Floor Plans

Proposed Floor Plans