

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/3072

Date: 6 January 2022



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 14 January 2022**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell, DE45 1AE**

SARAH FOWLER
CHIEF EXECUTIVE



Link to meeting papers:

<https://democracy.peakdistrict.gov.uk/ieListDocuments.aspx?MIId=2392>

AGENDA

1. **Roll call of Members Present, Apologies for Absence and Members' Declarations of Interest**
2. **Minutes of previous meeting of 10 December 2021** *(Pages 5 - 10)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, depositions and petitions which relate to the published reports on Part A of the Agenda.
5. **Full Application - For extension of existing gritstone barn and demolition of redundant agricultural buildings to form one dwelling at Shatton Farm, Shatton Lane, Shatton (NP/HPK/0920/0874, AM) - ITEM WITHDRAWN** *(Pages 11 - 22)*
Site Plan
6. **Full Application - For the demolition of Hillcroft and a garage. Replacement with a new dwelling and double garage at Hillcroft, Sherwood Road, Tideswell, Buxton (NP/DDD/1021/1064 SPW)** *(Pages 23 - 38)*
Site Plan
7. **Peak District National Park Authority conversion of Historic Buildings Supplementary Planning Document - Consultation Document (SW)** *(Pages 39 - 98)*
Appendix 1

Appendix 2
8. **Head of Law Report - Planning Appeals (A.1536/AMC)** *(Pages 99 - 100)*

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

In response to the Coronavirus (Covid -19) emergency our head office at Aldern House in Bakewell has been closed. However as the Coronavirus restrictions ease the Authority is returning to physical meetings but within current social distancing guidance. Therefore meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell. Public participation is still available and anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Head of Law to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Democratic and Legal Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Democratic and Legal Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority will make a digital sound recording available after the meeting which will be retained for three years after the date of the meeting. During the period May 2020 to April 2021, due to the Covid-19 pandemic situation, Planning Committee meetings were broadcast via Youtube and these meetings are also retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

In response to the Coronavirus (Covid -19) emergency our head office at Aldern House in Bakewell has been closed. The Authority is returning to physical meetings but within current social distancing guidance. Therefore meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell, the venue for a meeting will be specified on the agenda. Also due to current social distancing guidelines there may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be audio broadcast and available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE. Information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk

Please note there is no refreshment provision available.

To: Members of Planning Committee:

Chair: Mr R Helliwell
Vice Chair: Mr K Smith

Cllr W Armitage
Cllr D Chapman
Cllr A Hart
Cllr A McCloy
Cllr D Murphy
Cllr S. Saeed
Cllr J Wharmby

Cllr P Brady
Ms A Harling
Cllr I Huddleston
Cllr Mrs K Potter
Cllr K Richardson
Mrs C Waller

Other invited Members: (May speak but not vote)

Mr Z Hamid

Prof J Haddock-Fraser

Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 10 December 2021 at 10.00 am

Venue: Board Room, Aldern House, Baslow Road, Bakewell, DE45 1AE

Chair: Mr R Helliwell

Present: Mr K Smith, Cllr W Armitage, Cllr P Brady, Cllr D Chapman, Ms A Harling, Cllr A McCloy, Cllr S. Saeed and Cllr J Wharmby.

Apologies for absence: Cllr A Hart, Cllr I Huddleston, Cllr Mrs K Potter, Cllr D Murphy, Cllr K Richardson and Mrs C Waller.

119/21 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS' DECLARATIONS OF INTEREST

Item 6

Cllr Brady, Cllr Chapman, Ms Harling, Cllr McCloy, Cllr Wharmby, Mr Smith and Mr Helliwell, had received an email from Caroline McIntyre.

Ms Harling also declared that the applicant was known to her, however she had not discussed the matter with them.

Item 7

All Members declared that the landowner was an Authority Member.

Item 8

All Members declared an interest as the applicant was the Peak District National Park Authority and the application site was owned by the National Park Authority

120/21 MINUTES OF PREVIOUS MEETING OF 5TH NOVEMBER 2021

The minutes of the last meeting of the Planning Committee held on 5th November 2021 were approved as a correct record.

121/21 URGENT BUSINESS

There was no urgent business. However the Chair of the meeting was happy for the Head of Planning to express his thanks on behalf of the Authority to Tom Shiels, the South Team Planning Manager, who was attending his last Planning Committee before

leaving his role in the New Year. Members added their thanks and best wishes for the future.

122/21 PUBLIC PARTICIPATION

Three members of the public were present to make representations to the Committee.

123/21 FULL APPLICATION - CONVERSION OF FIELD BARN TO DWELLING AT TWIN DALES BARN, FIELD TO WEST OF OVER HADDON (NP/DDD/0821/0866), ALN

The report was introduced by the South Team Planning Manager who set out the reasons that the Committee was being asked to reconsider its previous position of being minded to approve the application.

The Head of Planning added that policy L1 of the Authority's Core Strategy and policy DMC1 of the Development Management Policies link directly to guidance in the Landscape Strategy for individual landscape character areas, the application site being in the White Peak. Guidance for the White Peak is clear that approval of the application would be contrary to policy L1 of the Core Strategy and policy DMC1 of the Development Management Policies.

The following spoke under the public participation at meetings scheme:

- Mr Neil Mycock, Applicant

Members discussed the conflict between allowing the building to become derelict and the potential impact of its conversion and domestication, on the landscape. They also discussed the extent to which careful design, and planning conditions are able to limit the impact of domestication in the long term. The position of the building and its prominence in the open landscape was thought to be particularly relevant.

A motion to refuse the application in accordance with the Officer recommendation was moved.

Further discussion took place on the importance of the barn, which was felt to be important in the landscape rather than as heritage asset on its own merit.

The motion to refuse the application was seconded

It was noted that the application was not an application for affordable local needs housing but rather for open market housing.

The motion was voted on and carried.

RESOLVED:

To REFUSE the application for the following reasons:

- I. The development would cause harm to the significance of the field barn as a heritage asset and its setting. Consequently, it would not deliver conservation or enhancement of a valued vernacular building. The proposals are therefore contrary to Core Strategy policies GSP1, GSP2, L1, L3 and HC1; Development Management policies DMC1, DMC3, DMC5 and DMC10 and the National Planning Policy Framework.**

II. The creation of a new dwelling in this isolated location within the open countryside and the domestication of the site would result in harm to the landscape character and scenic beauty of the National Park. The proposal is therefore contrary to Core Strategy policies GSP1, GSP2 and L1, Development Management policies DMC1 and DMC3 and the National Planning Policy Framework.

Ms Harling left the meeting at 10.55.

124/21 FULL APPLICATION - CONVERSION OF THE BUILDING TO CREATE NEW RESIDENTIAL DWELLING, EXTERNAL ALTERATIONS, WORKS OF HARD AND SOFT LANDSCAPING AND OTHER WORKS INCIDENTAL TO THE APPLICATION AT FORMER NEW FOUNDLAND NURSERY, SIR WILLIAM HILL ROAD, GRINDLEFORD (NP/DDD/0121/0025, SPW)

Members had visited the site on the previous day.

The Head of Planning introduced the report, setting out the reasons for refusal as outlined in the report.

The following spoke under the Public Participation at meetings scheme:

- Cllr Peter O'Brien, Derbyshire Dales District Council Ward Member, Supporter
- Mr Andy Short, on behalf of the Applicant

The Head of Planning confirmed that an approval of the application would resolve the issue of the unauthorised track and that the outstanding enforcement matters did not provide an obstacle to approval of the scheme.

Members discussed the extent to which it was likely that further demolition and rebuilding would be required than originally planned and the extent to which this may harm the heritage significance of the building. Members considered whether enough of the original building would remain to consider the project a restoration or if it would in fact be a new build. It was likely that a new build would be refused in this remote location, adjacent to the Natural Zone. It was felt that more information was needed as the Heritage Statement and Structural Engineer's report were not sufficiently clear in this respect to enable the application to be approved.

Members noted the positive engagement between the Applicant and the Authority, and would welcome the enforcement issues resolved. A motion to defer the application in order to obtain further information from the Applicant regarding the condition and construction was moved and seconded. A vote was taken and carried.

Cllr Ms S Saeed left the meeting at 11.40am and returned during the item but did not take part in the discussion nor the vote.

RESOLVED:

To DEFER the application pending further discussions with the Applicant regarding the condition and construction of the existing building.

The meeting adjourned for a short break at 11.45 and reconvened at 11.55.

- 125/21 FULL APPLICATION - REMOVAL OF THE EXISTING 15M AIRWAVE TOWER AND REPLACEMENT WITH A 23.5M TOWER UPON WHICH WILL BE ATTACHED ANTENNAE AND DISHES FOR AIRWAVE, THE ESN (EAS) AND SRN NETWORKS. AT GROUND LEVEL, ADDITIONAL CABINS/CABINETS WILL BE POSITIONED WITHIN A NEW COMPOUND ON UTILIIZING BOTH THE TOWERBASE AND A NEW BASE FOR THE ESN (EAS) FOUL WEATHER ENCLOSURE CABIN, ALONG WITH A STANDBY GENERATOR. A SEPARATE VSAT DISH ENCLOSURE WILL BE ESTABLISHED 80M TO THE NORTH EAST OF THE MAIN COMPOUND AT BLAZE FARM, WILDBOARCLOUGH (NP//CEC/1020/0953), ALN**

Members had visited site the previous day.

The report was presented by the Planning Officer who set out the reasons for approval as outlined in the report.

He also added that following the site visit, information had been received that the noise levels from the generator would be 90 decibels.

Additionally the Applicants had informed the Authority that whilst the landowners had advised that they had no intention to remove any trees, they were not willing to enter into the Unilateral Undertaking to secure the ongoing restoration and management of Heild Wood, which was a condition of the recommendation of approval. Members discussed whether the Authority could make a Tree Preservation Order, but Officers felt that this would not necessarily produce the required outcome.

Members also felt that there was insufficient information regarding access for maintenance and installation and how this would be achieved without an access track. It was requested that a condition be added to ensure that this was clarified.

A motion to approve the application in accordance with Officer recommendation and with an extra condition requesting more information regarding the installation of the satellite dish, was moved and seconded and a vote was taken and carried.

RESOLVED:

To APPROVE the application subject to the submission of a suitable unilateral undertaking to secure the ongoing retention and management of Heild Wood, and subject to the following conditions:

- 1. 3 years**
- 2. Adopt amended plans**
- 3. Existing pole mast to be removed within 4 weeks of the mast hereby approved being first brought into use.**
- 4. The whole of the installation, including mast, antenna, dishes and any support poles, cable gantry and fencing shall be pre-coloured prior to erection/installation in a dark green colour (RAL6009) with a matt finish.**

5. Remove when no longer required for telecommunications purposes
6. New access track to be surfaced with natural crushed gritstone only.
7. New access track to have a central grass strip. Details to be submitted and agreed.
8. Full details of all walling around the mast compound (including any retaining walls) to be submitted and agreed.
9. All walling shown on the approved plans to be constructed in accordance with the approved plans before the development is completed or first brought into use, whichever is sooner.
10. Fence around compound to be pre-coloured dark green.
11. Landscaping scheme for screen shrub planting to be submitted and agreed.
12. Additional information to be submitted by the Applicant regarding the installation of the satellite dish for prior approval by the Authority.

126/21 FULL APPLICATION - FOR INSTALLATION OF 14 SOLAR PANELS TO ONE SIDE OF CAMPSITE OFFICE ROOF AND INSTALLATION OF AIR SOURCE HEATING SYSTEM AT NORTH LEES CAMPSITE, HATHERSAGE (NP/HPK/0921/1046, AM)

The report was introduced by the Head of Planning who outlined the reasons for approval as set out in the report.

A motion to approve the application in accordance with Officer recommendation was moved.

In answer to a question regarding the impact of noise of the air source heating system the Head of Planning confirmed that the conditions included a stone enclosure which would assist with noise minimisation.

The motion was seconded and a vote was taken and carried.

RESOLVED:

To APPROVE the application subject to the following conditions:

1. Commence development within 3 years.
2. Carry out in accordance with specified approved plans.
3. No works to install the solar panels shall commence until after the 1st November and once commenced the works shall be completed before the following March.

4. **The works to install the solar panels shall not be carried out other than in complete accordance with section 4.1 of the submitted Bat Activity Survey dated 20th October 2021. The two new bat boxes shall be installed before the installation of the solar panels hereby approved.**
5. **Notwithstanding the approved plans, the enclosure to the air source heat pumps shall be a drystone wall to match the stone, construction and height of the existing drystone walling to the north of the application site.**

127/21 HOLME VALLEY NEIGHBOURHOOD PLAN (CW)

The report was introduced by the Head of Planning.

Members noted that the approach taken with regard to Heritage Assets seemed inconsistent with the decision taken by the Inspector in relation to the subsequently withdrawn Bakewell Neighbourhood Plan. The Head of Planning confirmed that he would follow this up with the Policy Team Manager.

A motion to approve the recommendation as set out in the report was moved, seconded, put to the vote and carried.

RESOLVED:

To make Home Valley Neighbourhood Plan part of the statutory development plan for Holme Valley Neighbourhood Area.

128/21 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

Members considered the report on appeals lodged, withdrawn and decided during the last month.

The Head of Planning noted that there had been six appeals and all had been dismissed.

Officers confirmed that with regards to the Midhope Moor Track, an application for permission to appeal against the Secretary of State's decision had been made by the Applicant and that the Enforcement Notice would remain in abeyance until this is concluded.

RESOLVED:

To note the report

The meeting ended at 12.45 pm

5. FULL APPLICATION - FOR EXTENSION OF EXISTING GRISTONE BARN AND DEMOLITION OF REDUNDANT AGRICULTURAL BUILDINGS TO FORM ONE DWELLING AT SHATTON FARM, SHATTON LANE, SHATTON (NP/HPK/0920/0874, AM)

APPLICANT: MR RICHARD BRUCE

Summary

1. Nether Shatton Farm is located at the south-western end of Shatton.
2. The proposal is for the extension of the existing stone barn and demolition of redundant agricultural buildings to form a single market dwelling.
3. The development would harm the character and appearance of the existing barn, the site and its surroundings and would harm the setting of the Grade II listed Nether Cottage
4. The application is recommended for refusal.

Site and Surroundings

5. Nether Shatton Farm is situated at the south-western end of the hamlet of Shatton, south of Bamford and the A6187. The eastern end of the hamlet is a relatively suburban development of 20th century houses. The historic core of the hamlet is a more traditional cluster of buildings at its south-western end. Shatton Lane runs through Shatton, running past the application site and eventually continuing onto Shatton Edge.
6. The application site is on the eastern side of Shatton Lane as it rises up the southern slope of the valley side, at the southernmost edge of the settlement. It includes a range of modern and traditional agricultural buildings which are now redundant. The site contains a traditional gritstone barn, with a gritstone roof, situated on the roadside frontage with a post-war agricultural building immediately to the rear of this building.
7. The traditional barn was re-built as following the grant of planning permission for conversion in 2013. The re-building of the barn with extensions to create a market dwelling was granted planning permission in 2016. Since the 2016 permission was granted separate operations have taken place to raise the eaves and ridge height of the barn. The work to raise the height of the roof appears to have been undertaken in 2018 and does not benefit from planning permission.
8. The approved development includes the demolition of the non-traditional agricultural sheds on the site and the erection of a new extension to the side of the barn which would be partially dug into the ground levels to the south of the barn and the erection of a detached garage.
9. There are neighbouring residential properties to the west and north. The property to the north 'Nether Cottage' is Grade II listed (named Shatton Cottage on the listing description).

Proposal

10. Redevelopment of Shatton Farm to form one market dwelling.
11. The plans show that the existing modern agricultural buildings would be demolished and the ground level to the rear of the stone barn lowered to facilitate the construction of extensions. The work undertaken to raise the roof of the barn would be retained and the barn converted.

12. The stone barn would provide a hallway, W.C, kitchen and dining space at ground floor and a single bedroom at first floor. A second staircase within the barn would provide access to a further mezzanine.
13. A two storey 'L' shaped extension is proposed to the rear of the stone barn, connected to it by a single storey glazed link. The extension would provide a hallway and lounge at ground floor and four bedrooms at first floor with one shared bathroom and two en-suite bathrooms.
14. Two parking areas are proposed one to the south of the site and one to the east with two access points from the north and south of the stone barn. The stone barn and extensions would form a courtyard garden area with lawn beyond up to the adjoining fields.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The proposed development would harm the character and appearance of the existing barn, the site and its surroundings and would harm the setting of the Grade II listed Nether Cottage contrary to Core Strategy policies GSP1, GSP2, GSP3, L3 and HC1; Development Management policies DMC3, DMC5, DMC7 and DMC10; the Authority's adopted design guide Supplementary Planning Document and the National Planning Policy Framework.**

Key Issues

15. Whether the proposed development is acceptable in principle.
16. The impact of the proposed development.

Relevant Planning History

17. 2013: NP/HPK/0113/0072: Planning permission granted conditionally for change of use of barn to dwelling, demolition of redundant agricultural buildings and erection of garage, store and earth covered residential extension.
18. ENQ: 23500: Pre-application advice in regard to amendments to the above scheme. At the site visit Officers became aware that the traditional barn had been re-built and therefore the 2013 permission had not been (and now could not be) implemented.
19. Enforcement 15/0061: Relating to demolition and re-build of barn.
20. 2016: NP/HPK/1115/1115: Planning permission granted conditionally for change of use and extension of a reconstructed barn to dwelling, demolition of redundant agricultural buildings and erection of garage and store (part retrospective).
21. 2019: NP/HPK/0519/0456: Redevelopment of Shatton Farm to form one dwelling. This will entail the extension of the existing gritstone barn and the demolition of the redundant agricultural buildings. Planning permission refused for the following reasons:
 1. *The proposed development would harm the character and appearance of the site and its surroundings and would harm the setting of the Grade II listed Nether Cottage contrary to Core Strategy policies GSP1, GSP2, GSP3, L3 and HC1; Development Management policies DMC3, DMC5, DMC7 and DMC10; the Authority's adopted design guide Supplementary Planning Document and the National Planning Policy Framework.*

2. *The proposed development would result in overlooking from occupants of the dwelling towards the neighbouring property Nether Cottage. This would result in a significant loss of privacy to habitable rooms and the garden of Nether Cottage which would harm the privacy and amenity of occupants contrary to Core Strategy policy GSP3 and Development Management policy DMC3.*
3. *Insufficient information has been submitted with the application to demonstrate that the proposed development would achieve the highest possible standards of carbon reductions and water efficiency in order to mitigate the causes of climate change contrary to Core Strategy Policy CC1 the Authority's adopted Supplementary Planning Document 'Climate Change and Sustainable Building' and the National Planning Policy Framework.*

Consultations

22. Highway Authority – Make the following comments.
23. *"It is not clear from the proposals whether the existing southern vehicular access is proposed to be modified. From the proposed site plan (0304.002 Ref F) it is clear that some modification would be required to access all the parking spaces, with this also likely to require relocation of an existing 'Restricted Byway Ahead' sign. This current application also removes space within the site for vehicles to manoeuvre.*
24. *Emerging visibility from the sites existing accesses are extremely limited, primarily by the barn to be converted. However, the application proposals appear to completely remove the existing agricultural buildings within the site apart from the ones to be converted. The Highway Authority is therefore satisfied that the application constitutes the complete removal of any agricultural activity from the site and this is considered to be an equitable exchange of traffic generation for the proposed single dwelling.*
25. *It is appreciated that passing vehicle speeds and volumes are low on the fronting public highway due to Shatton Lane's general layout and the sites remote location. However it is recommended that the northern access be closed as part of the proposals. Similarly, in view of the limited visibility it is recommended that space be provided within the site to enable vehicles to manoeuvre within the site, so as to both enter and exit in forward gear. With the applicant being in control of sufficient land to provide manoeuvring space within the site.*
26. *Based on the above, it is considered the risk of danger to highway users would be no greater than at present. Before making my formal recommendations I would be obliged if you could ask the applicant to revise the proposal in view of the above comments and in the meantime please hold the application in abeyance until revised plans have been submitted.*
27. *You may wish to ask the applicant to address the above comments and submit a revised drawing which I will be happy to comment upon in due course. Alternatively, provided that you are satisfied that a satisfactory layout can be controlled by conditions, there are no highway objections to the proposal from the highway point of view, subject to conditions being included in any consent granted in the interests of highway safety."*
28. Borough Council – No response to date.
29. Parish Meeting – No response to date.

Representations

30. No letters of representation received to date.

Main Policies

31. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, DS1, L1, L3 and HC1
32. Relevant Development Management policies: DMC1, DMC3, DMC5, DMC7, DMC10, DMT3 and DMT8

National Planning Policy Framework

33. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Development Management policies (2019). These policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. The development plan is up-to-date and therefore is afforded full weight in decision making.
34. Para 79. Of the NPPF states that planning decision should avoid the development of isolated homes in the countryside unless there is an essential need for a rural worker, the development would represent the optimal viable use of a heritage asset, would re-use redundant or disused buildings and enhance its setting, involve the subdivision of an existing dwelling or where the design is of exceptional quality.
35. Para 176. Of the NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
36. Para 194. Of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
37. Para 195. Of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
38. Para 199. Of the NPPF 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.
39. Para 200. Of the NPPF 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. Substantial harm to or loss of: grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

40. Para 202. Of the NPPF states that 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.
41. Para 203. Of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Core Strategy Policies

42. Policy DS1 sets the development strategy and says that in the country side conversion or change of use for housing is acceptable in principle.
43. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits).
44. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
45. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources. CC1 D. and E. require development to achieve the highest possible standards of carbon reductions and water efficiency.
46. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted. Policy L3 requires development to conserve or where possible enhance the cultural heritage of the National Park.
47. Policy HC1 says that provision will not be made for housing solely to meet open market demand. New housing can be accepted where it would meet eligible local need for affordable housing, provides for key rural workers or is required to achieve conservation and or enhancement of valued vernacular or listed buildings.

Development Management Policies

48. Policy DMC3 says that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. DMC3 B. sets out various criteria which will be taken into account.

49. Policy DMC5 says that planning applications for development affecting a heritage asset, including its setting must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary. DMC E. says that if applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.
50. Policy DMC5 says that planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
51. Policy DMC10 A. says that the conversion of a heritage asset will be permitted provided that:
- i. it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - ii. the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iii. the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - iv. the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
52. Policy DMC10 B. says proposals under Core Strategy policy HC1CI will only be permitted where:
- i. the building is a designated heritage asset; or
 - ii. based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - iii. it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
53. Policies DMT3 and DTM8 require safe access and adequate parking to be provided for development.

Adopted supplementary planning documents

54. The Authority adopted design guide is relevant as is the Authority's adopted supplementary planning guidance on climate change and sustainable building.

Assessment

Principle of the development

55. The proposal is for the re-development of the site to create a market dwelling. The site is located on the edge of Shatton which is not a named settlement (policy DS1), therefore our policies would only support the development if it was demonstrated to be required to achieve conservation and / or enhancement of a heritage asset (policies HC1 and DMC10).
56. The property is not listed, a scheduled monument or within a conservation area and therefore is not a designated heritage asset. A heritage statement has not been submitted with the application to assess the significance of the site or buildings or its relationship with and setting of the nearby grade II listed Nether Cottage. This is contrary to the requirements of policy DMC5.
57. The roof height of the barn has been raised without planning permission and this application seeks the retention of the enlarged barn along with the re-development of the remainder of the site.
58. The 2016 planning permission represents a material fall-back position because it has been implemented and remains extant. The 2016 permission allows for retention of the stone barn (in its original lower configuration) along with extensions to create a market dwelling. In determining the 2016 application, we concluded that despite being re-built, the stone barn remained important for the street scene and for the setting of the adjacent grade II listed Nether Cottage. We therefore concluded that the 2016 development remained necessary to achieve the conservation of the site and its surroundings.
59. The current application is not supported by a heritage statement (other than in relation to the fields around the site) but does include a design and access statement and the submitted drawings and visuals do allow an assessment of the impact of the development to be made. Therefore, the lack of a heritage statement contrary to policy DMC5 is not a reason to refuse the application, taking into account our previous decisions on the site.
60. Therefore, the key issue is the impact of the development, or in other words whether the development is required to achieve the conservation or enhancement of the stone barn and the impact upon the surrounding area, including the setting of the grade II listed Nether Cottage.

Impact of development

61. The proposed design approach for the stone barn differs to that approved in 2016 scheme in that the current application proposes to increase the eaves and ridge height of the barn (in effect to retain the barn as it is today). Despite being re-built the overall proportions, form, height, materials and external appearance of the barn closely reflected the original structure and this was considered an important element of the significance of the barn.
62. The proposed increase in the eaves and ridge height of the barn and changes to the opening in the southern gable are noticeable and significantly change the overall proportions and scale of the building. The proposed increase in eaves and ridge height of the building has unnecessarily eroded the architectural and historic significance of the building.
63. The application again proposes to demolish the modern agricultural buildings, and this is welcomed in principle but in itself does not offer any benefit over and above the 2016 scheme.

64. The development would include significant lowering of ground levels to the rear of the stone barn. The application states that this is to remove 'built up ground', however it is not clear that this is the case. Land to the south and east of the site is rising and the levels at the site generally meet up with the surrounding natural levels. While elements of the modern farm buildings are built up, there is no clear indication that the ground levels more generally are built up or that lowering the levels would restore natural levels.
65. Lowering the ground levels would in fact appear to result in significant changes at the rear of the site between the proposed levels and the existing adjacent field levels, which would necessitate a steep bund or a retaining wall. The submitted plans do not indicate how the transition between the site and the adjacent fields or changes in level would be treated.
66. A substantial amount of spoil would be removed to facilitate the proposed change in levels and the application proposes to deposit this material in the fields to the east of the site. These fields appear to retain a natural level gently sloping down to the northern boundary. It is unclear what type or volume of material would be deposited here and what impact this would have upon the topography of the fields. However, given the existing topography it is considered likely that development associated with depositing spoil could create obvious changes to the landform and potentially harm the landscape of the National Park.
67. The application proposes extensions to the stone barn to provide the majority of the proposed residential accommodation. The design approach and location of the proposed extensions are significantly different to those approved in 2016 and more similar to the scheme, which was refused planning permission in 2019. We have significant concerns about the scale of the extensions, their visual impact, design and impact upon the historic relationship of the site with Nether Cottage and its setting.
68. The proposed extensions would form a substantial two storey 'L' shape range to the rear of the barn, which in terms of volume and footprint would be significantly larger than the existing stone barn. The proposed extensions would be visually prominent from the lane and from the public footpath adjacent to the site and affect the setting of Nether Cottage.
69. The formation of an 'L' shape range would also erode the historic relationship between the site and the adjacent Nether Cottage by introducing a range of buildings that do not relate well to the historic functional relationship between the two sites and by introducing a new built form that would erode that character.
70. The form and character of the proposed extensions would also introduce domestic window and door fenestration which would be alien in character to both the stone barn and the adjacent Nether Cottage.
71. The footprint of the extensions is similar to that approved in 2016; however, the design of the extensions approved in 2016 take advantage of the ground levels of the site by taking a 'non-building' approach for the majority of the extensions. This effectively hid the mass and volume of the extensions leaving the stone barn to remain the dominant building on the site and without affecting or eroding the historic functional relationship with Nether Cottage.
72. The 2016 scheme therefore would have a much less significant visual and landscape impact compared to the proposed development.

73. We therefore consider that the proposed development would be of an inappropriate scale, siting and design and would harm the stone barn and the site and the setting of Nether Cottage. The proposed development would result in the replacement of one inappropriate form of development (the existing dilapidated agricultural buildings) with another. The scheme would also harm the existing barn by raising its height and altering its traditional form and massing.
74. Therefore, the development would not achieve the conservation or enhancement of the building or its setting and is contrary to our housing and conservation policies.
75. There are no objections in principle to an alternative scheme of extensions, however it is critical that any scheme retains the stone barn as the dominant building and conserves its historic relationship with Nether Cottage and its setting.
76. There is no evidence that the current proposals are the only means of creating a market dwelling on this site or achieving the enhancement that would result from the demolition of the dilapidated agricultural buildings.

Impact upon amenity of neighbouring properties

77. The nearest residential property to the site is Nether Cottage (the grade II listed property described as Shatton Cottage). This property is located to the northern boundary of the site and the principal elevation of that property faces south towards the application site. Nether Cottage is set at a lower level than the application site with its access, parking area and front garden located between the cottage and the application site.
78. The proposed extensions would face towards Nether Cottage at a distance of 18m. The elevation facing towards Nether Cottage would be blank other than the ground floor glazed link and two roof lights. Given the relatively blank fenestration of this elevation, there are no concerns that occupants of the development would overlook Nether Cottage. Given the orientation and facing distance there are also no concerns that the development would result in any significant loss of daylight, sunlight or be overbearing.
79. The proposals would therefore not harm the amenity, security or privacy of any neighbouring property.

Other issues

80. The scheme would retain both access points and proposes to create a third access point into the fields to the south of the site. The 2016 scheme proposed to close the southernmost access with a new stone wall and retained the northern access point, which continued into the fields.
81. The Highway Authority raise no objection to retaining the southern access if there is sufficient space within the site for vehicles to park and turn. The Highway Authority do however recommend that if the southern access is to be retained that the northern access is permanently closed.
82. Therefore, there is no objection in principle to retention of either the northern or the southern access if the other is closed. This has been discussed with the agent but the most recent drawings retain both access points.
83. We consider that the highway issues can be resolved in principle with the imposition of planning conditions to specify alterations and agreement / implementation of vehicular access along with other conditions recommended by the Highway Authority. Therefore, we agree with the Highway Authority that in principle the development would not harm highway safety and be in accordance with DMT3 and DMT8 in this respect.

84. There is no evidence to indicate that the development would impact upon protected species bearing in mind that the stone barn has been recently re-built. Therefore if permission was granted similar conditions would be recommended as previously in respects of avoiding the breeding bird season and incorporating habitat enhancements.
85. The amended plans show that the scheme would incorporate a ground source heat pump, solar photovoltaic panels and electric vehicle charge points. The application also proposes to retain spoil on site where appropriate.
86. The proposed heat pump, solar panels and charge points are welcomed as these would reduce energy consumption related to heating, hot water and electricity and significantly reduce carbon emissions and mitigate the impacts of climate change. We also welcome charge points as a means of encouraging and providing infrastructure to accelerate the uptake of electric vehicles. The retention of spoil on site is acceptable in principle if spoil does not harm the landscape or the environment.
87. The details also indicate that groundwater and rainwater harvesting would be utilised as part of a grey water system. This is welcomed in principle if full details were approved and implemented.

Conclusion

88. The proposed development would harm the character and appearance of the site and its surroundings and would harm the setting of the Grade II listed Nether Cottage contrary to Core Strategy policies GSP1, GSP2, GSP3, L3 and HC1; Development Management policies DMC3, DMC5, DMC7 and DMC10; the Authority's adopted design guide Supplementary Planning Document and the National Planning Policy Framework.
89. The proposed development would not harm amenity, highway safety or the biodiversity of the National Park; however, these issues do not offset or outweigh the other impacts of the development. The proposal is considered to be contrary to the development plan and having taken into account all other material considerations accordingly the application is recommended for refusal.

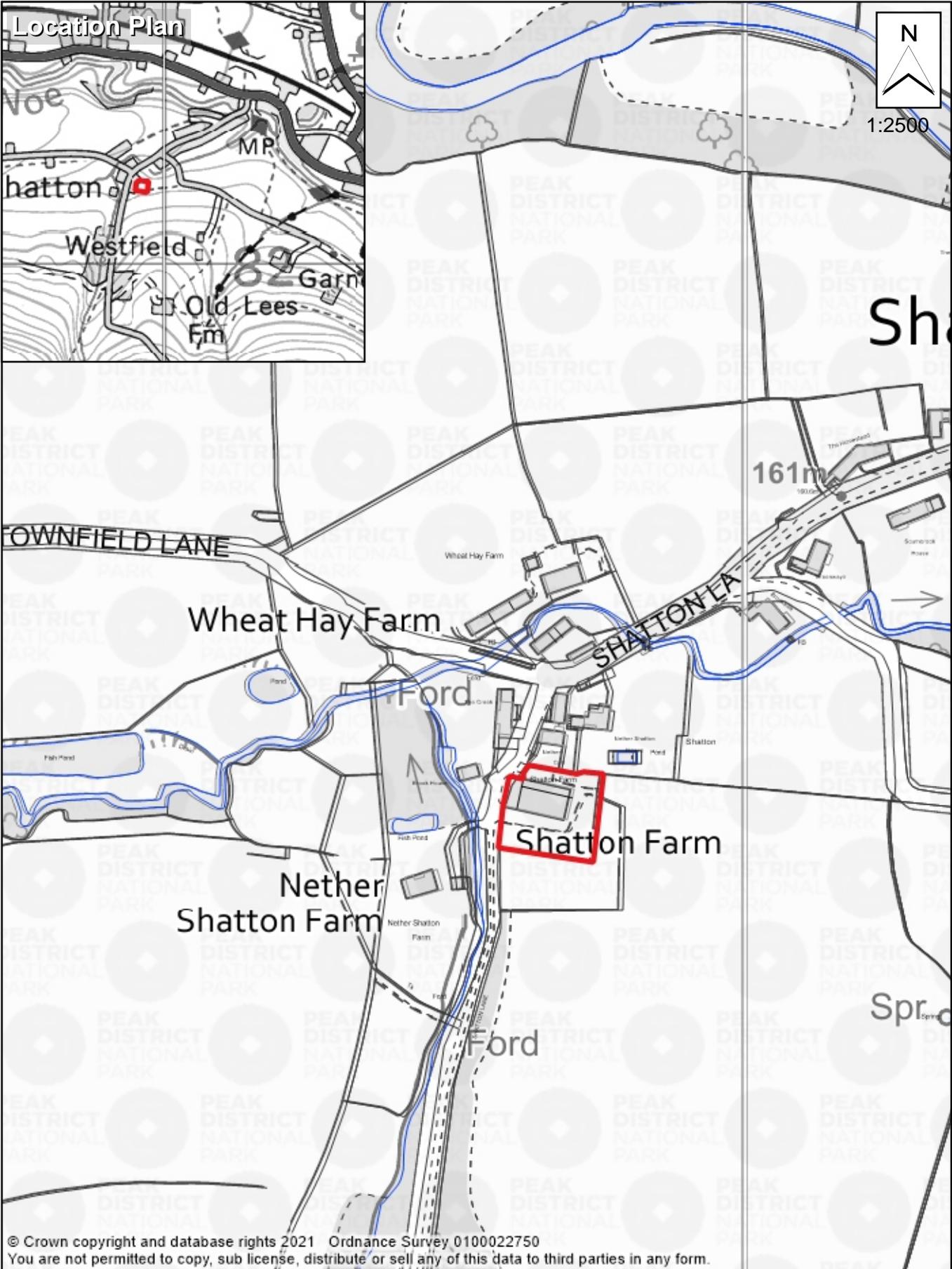
Human Rights

90. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

91. Nil

Report Author: Adam Maxwell, Senior Planner



Committee Date:	14th January 2022	Title: Shatton Farm, Shatton Lane, Shatton	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 5		
Application No:	NP/HPK/0920/0874		
Grid Reference:	419907, 382292		

This page is intentionally left blank

6. FULL APPLICATION - FOR THE DEMOLITION OF HILLCROFT AND A GARAGE. REPLACEMENT WITH A NEW DWELLING AND DOUBLE GARAGE AT HILLCROFT, SHERWOOD ROAD, TIDESWELL, BUXTON (NP/DDD/1021/1064 SPW)

APPLICANTS: NEIL FOSTER AND CLARE READING

Summary

1. The application is a revised scheme following a refusal in December 2020. It is considered that the proposed replacement dwelling now provides an enhancement to the site and its setting, replacing a non-traditional dwelling on a site adjacent to Tideswell Conservation Area. The scheme has been informed by a detailed Heritage Assessment. The design is a contemporary interpretation of the local building tradition, reflecting the local vernacular in terms of massing, scale and materials. The proposal is therefore in accordance with the policies of the Development Plan, in particular DMH9 which deals with the principle of replacement dwellings.

Site and Surroundings

2. Hillcroft is a detached dwelling located on Sherwood Road, Tideswell. Adjacent to the site, to the north and south, there are untraditional prefabricated garages. To the north there is Bockerly Lane which leads to Bockerly Lodge and through to Gordon Road. Bockerly Lane has a number of garages before it reaches Bockerly Lodge. The Conservation Area runs along Bockerly Lane but excludes the garages. To the south of the site there are garages on the road frontage (these have a mono pitch roof with corrugated sheet roof) in the same ownership as Hillcroft, and Lochiel Villa, a three-storey house on Sherwood Road which is also in the same ownership. There are a number of mature trees in the curtilage of Hillcroft and a large mature sycamore tree close to the boundary but associated with Lochiel Villa. This tree overhangs the boundary to Hillcroft and is shown on the submitted plans.
3. Hillcroft benefits from a very long garden. Its eastern, western and part of its northern boundary adjoin the Conservation Area.
4. Hillcroft appears as a single storey bungalow on Sherwood Road. The site slopes eastwards, with the dwelling set into the hillside so that it is entered at first floor level from the west (Sherwood Road), with a two-storey elevation facing east. It is constructed of gritstone with hipped roof clad in artificial slates and red ridge tiles and has bay window to the front and overhanging eaves. There are no listed buildings on the site. There is a ruin on the wider site (to the east). The submitted Heritage Statement suggests that the site was part of a farm and that the earlier agricultural buildings were demolished, and the site developed with a dwelling and detached garage between 1955 and 1972. It adds that the dwelling, with its bay windows and hipped roof, is broadly similar to a number of bungalows to the southwest of Sherwood Road, although there are sufficient differences to suggest they were not built to the same overarching design and likely constituted separate building projects.
5. This part of Sherwood Road is characterised by a mixture of building types, but they are mainly two storey and faced with limestone. Most of the dwellings on the street are set close to the edge the road, but Hillcroft has a small front garden.

Proposal

6. The proposal is to demolish the existing dwelling and a garage and replace it with a dwelling and double garage. The walls would be constructed of split faced limestone. The materials for the roofs which are indicated on the plans are natural blue slate and standing

seam zinc roofs. The dwelling would provide accommodation over two floors including 3 bedrooms, 3 bath/shower rooms, studio/flexible living space/, Open plan living and dining area, kitchen, study and very large basement storage area lit by roof lanterns.

7. The existing derelict garage would be replaced with a double garage, in the same location to the north of the house, set slightly closer to Sherwood Road.
8. The application is accompanied by a Planning Statement, a Design and Access Statement, a Heritage Statement, and a landscape plan

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. In accordance with submitted plans, as amended in respect of siting of garage.**
- 3. Withdraw permitted development rights for extensions, alterations and outbuildings.**
- 4. Detailed design conditions, including submission and approval of samples of materials.**
- 5. Implement landscape scheme within the first planting seasons following completion or occupation of the development.**
- 6. Implement tree protection scheme before development commences.**
- 7. Ecology conditions.**
- 8. Highway conditions as recommended by Highway Authority.**

Key Issues

- Whether the development is acceptable in principle.
- The design of the proposed development and specifically would the proposal achieve an enhancement as required by DMH9
- Impact on the amenity of other dwellings.
- Highway considerations

History

December 2020: Full planning application for the demolition of Hillcroft and a garage. replacement with a new dwelling and double garage NP/DDD/0720/0609, refused on the following grounds:

- 1. The proposal would not achieve an enhancement of the site or the wider National Park and it is therefore contrary to the replacement dwelling policy Development Management Policy DMH9, this is because its design is not in accordance with the 'Design Guide' and is contrary to core Strategy policy GSP3 and Development management policy DMC3.*
- 2. The proposal would harm the setting of the Conservation Area including views into and out of the Conservation Area so it is contrary to Core Strategy Policy L3 and*

Development Management Policy DMC8 and would harm the valued characteristics of the National Park so also contrary to Core Strategy policy GSP1 and L1.

Consultations

9. Tideswell Parish Council:

“It was RESOLVED that whilst the Councillors agree with a redevelopment of the site, the Parish Council share the same concerns as the Highways Department”.

10. Highway Authority:

Initial response:

“The application site has been the subject to a similar proposal (NP/DDD/0720/0609) which received no objections from the Highway Authority, however, the proposal demonstrated a double vehicular garage accessed via a forecourt whereas this proposal demonstrates a double vehicular garage accessed directly off Sherwood Road with the garage doors being directly to the rear of the adjacent footway. Whilst there are no objections to the proposal in principle, it is recommended that the proposed double garage is setback from Sherwood Road similar to the existing garages in the vicinity of the site, the existing garages to the South of the proposed garage appear to be setback around 2m from Sherwood Road, therefore, its recommended the applicant submits a revised plan demonstrating the proposed double garage setback similarly to the existing garages to the South of the Site. Slightly reducing the size of the proposed double garage to the minimum recommended dimensions (6.0m x 6.0m) would result in more space for the garage to be setback from the adjacent footway/highway. Additionally, the Highway Authority would recommend against the sliding garage doors as demonstrated on the Lower Ground Floor Plan, it is considered that roller shutter type doors would be more appropriate. Therefore, it’s recommended that the applicant is given opportunity to submit revised details demonstrating measures to satisfactorily address the above issues. However, if you are minded to determine the application in its submitted form, I would be grateful if you could revert back to the Highway Authority for any further comments”.

Response to revised siting of garage:

“The submitted plan (Garage option B – 110) demonstrates the proposed double garage set-back 2m from the nearside carriageway edge similar to the existing garages to the South of the site, which is in line with the Highway Authorities previous comments. Accordingly, it is recommended the modified/existing vehicular access off Sherwood Road is provided with 25m emerging visibility sightlines in both directions, as measured from a point located centrally and 2m back into the access. The area within the sightlines shall thereafter be kept clear of any object greater than 1m in height (0.6m in the case of vegetation) above the nearside carriageway channel level.

“The Highway Authority has no objections to the proposal, and it is recommended that the following conditions are included in any consent:

- 1. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.*
- 2. The existing vehicular access to Sherwood Road shall be modified in accordance with the revised application drawings, laid out, constructed and provided with 2m x 25m visibility splays in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.*

3. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the garage to be provided in connection with the development shall not be used other than for the parking of vehicles except with the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.*

4. *Any gates or other barriers shall open inwards only.*

5. *No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter”.*

11. District Council: No response.

12. Natural England: No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

13. PDNPA Archaeology:

Archaeological interest and significance: *The development site is within the historic core of the village of Tideswell, and within a medieval component of the village as defined by the Tideswell Extensive Urban Survey assessment of 2001. This is an area of long narrow plots with the main frontage at the east end of the plots along the main road (now Fountain Square, Cheery Square etc.), with boundaries running back up the slope to the former back lane (Sherwood Road). The development of this part of medieval Tideswell is not fully understood. It is believed that the back lane did not start to develop buildings along its frontage until the 18th century, but this has not been fully established. It is also thought that the long narrow town plots on the west side of the main street, laid out with their back lane, may have a different origin to the settlement on the east side of the main street, perhaps resulting from deliberate and planned reorganisation of the settlement and expansion over earlier fields. However, again this theory has not been fully established. Certainly from the 18th origins, the development of the ‘frontages’ along the back lane (now Sherwood Road) continued in the 19th and 20th century. In the medieval period this area is likely to have formed the rear of the plots that fronted the main road, and as such in the medieval and early early-modern period formed part of a ‘burgage’ plot or ‘croft’ are associated with the buildings along the main road frontage, and would have been used for activities associated with the main house, such as growing vegetables, ancillary structures, workshops, outbuildings, areas of rubbish disposal (cess pits) etc. Such plots therefore have the potential to contain below ground archaeological remains relating the development of Tideswell through the medieval and into the post-medieval period, particularly the establishment and use of the narrow medieval ‘crofts’ or ‘burgage’ plots in a period of re-organisation, the possible earlier use of the area for more agricultural purposes; and then the development of the back lane as a frontage its own right in the post medieval period.*

Impact of the proposed development: *However, the proposed development is along the already developed frontage along Sherwood Road, with the proposed new house and garage largely situated over the footprint of existing buildings and development. This significant reduces the archaeological interest and potential of the development site, and makes the likelihood of this particular development encountering undisturbed archaeological remains that would help in the understanding of the development of Tideswell in the medieval and post-medieval period very unlikely. **Therefore, there are no archaeological concerns, further comments or need for archaeological conditions.***

14. PDNPA Landscape Architect:

Initial Response: *“As my comments on the previous scheme, “While I don’t have significant concerns over this application as a whole, I think the removal of the locally-important streetscape trees on the Sherwood Road frontage is a significant loss”, this proposal also fails to take this into account in its design. No landscape plan is included with the application and issues of landscape impact and mitigation are not included within the Design & Access Statement. I therefore object to the scheme on the grounds of lack of sufficient information. To withdraw my application, a landscape scheme (which demonstrates mitigation for the loss of trees, enhancements to the garden spaces and a landscape scheme for the street frontage) would be required”*

Revised response: A landscape scheme has been submitted in response to this and the revised comments of the Landscape Architect are that the scheme is now acceptable subject to the landscape plan being part of any conditional approval.

15. PDNPA Ecology: Summary of recommendations:

- Use the precautionary method of works as suggested in Hillcroft, Sherwood Road, Tideswell Bat Survey Report in full.
- Erect on or incorporated into the fabric of the new building at least 2 new bat boxes
- Carry out a check for nesting birds before the existing building is demolished.

Representations

16. We have received 7 representations, with 6 objecting to the application and one supporting it. The representations can be seen in full on the Authority’s website.

17. The objections can be summarised as follows:

- The overpowering height, bulk and greatly increased footprint and volume of the proposed development.
- It is totally against the traditional design of the village and in particular the other properties in the conservation area that surround this plot. There are far too many windows which are very large and out of keeping. The exterior design is also completely different and would look out of place and therefore have a negative effect on the conservation area which surrounds it.
- The design would transform a predominantly open, green site to built frontage facing the conservation area on both Sherwood Road and Brockley Lane. By having a long high side elevation facing Brockley Lane and by raising the roofline across the whole plot width to the height which is above that of the chimney of Ollerset House, results in a significant decrease in the openness of the site.
- Superimposing the existing structure on the proposed elevations suggests at least two times increase in the built elevation areas from both perspectives.
- The proposal lacks a key element of all dwellings in the vicinity including the existing dwelling in that all are set back behind front gardens
- The impact of the increased level of vehicle parking on Sherwood Road.
- The existing property should be renovated or redeveloped in a way which enhances the Conservation Area and compliments the established properties in that area. Hillcroft has been empty and neglected by its current owners since they purchased it in March 2018 which has led to its current poor state of repair and overgrown appearance. There are several similar style and size bungalows already at this end of Sherwood Road.
- We note that the applicants have commissioned a ‘heritage statement’ in support of their application. However, it does not deal with all the material planning issues objectively and includes inaccuracies and questionable opinions. This is particularly

concerning as Peak Park Planning Policy DMC8 states that applications for development within a conservation area or its setting should be adequately detailed to enable an assessment of their effect.

- The site faces the Tideswell Conservation Area on three sides and has a major impact on it. The site is currently open, albeit overgrown through neglect, affording views across to Peak District countryside and across the Conservation Area. The current building is a single storey bungalow with modest bulk and a relatively low profile that inherently has little impact on the Conservation Area and views into and out of it
 - The front line of the existing property is approx. 5.4m from Sherwood Road. The proposed new development is approx. 3.4m from Sherwood Road,
 - The existing property occupies a relatively small footprint. The proposed property will approximately double the existing footprint, As the proposed property is two storeys, this proposal will at least treble the volume of the existing property .
 - Elevation B in the submitted plans shows 8 large windows, totally out of keeping with the small windows in the neighbouring properties
 - The design statement makes reference to an existing garage. This garage is derelict and the gravel space referred to in front and side of the garage has been left untended and allowed to overgrow with vegetation. If cleared away there would currently be sufficient space to allow 2 vehicles to be parked without impinging on the pavement, contradicting what is claimed in the access statement. The proposals replace the existing single garage with a larger double garage, providing an additional off-road parking space. The garage is extended up to the back of the pavement, which eliminates the small margin of gravel in front of the existing garage and prevents cars from partially blocking the pavement.
 - The provision of an additional parking space would be for the occupier of the proposed development. The vehicles which currently park alongside the derelict garage do not belong to the applicant and will not have access to the newly provided garage space. Therefore, these two vehicles, belonging to residents of Sherwood Road will have to be parked on Sherwood Road, an already crowded road, adding two vehicles to the road, not taking one away.
 - Accessing and exiting the garage will be difficult, dangerous with the possibility of damaging parked vehicles due to the congestion caused by constant street parking directly opposite by local residents who do not have anywhere else to park.
 - Sherwood Road is already congested with parked vehicles, restricting access to larger vehicles, which often includes the weekly refuse collection.
 - Share the concerns of the Parish Council and Highways Department concerning the size and position of the proposed garage.
 - Concerned with the location of the proposed plant room which is adjacent to my property and would be concerned about noise and how it looks.
18. The representation of support is summarised as follows:
- The bungalow is not typical of houses in Tideswell, even though there are other similar examples at the far end of Sherwood Road. Hillcroft has been virtually derelict for many decades. The proposed design will be a huge improvement for the neighbourhood. It's great to see a high amount of sustainability in the application. The applicants have already done a huge amount of work restoring the back garden which had laid untouched for over 30 years, and the proposed new house will do the same for the Sherwood Road end of the plot.

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, L2, L3, HC1, CC1, CC2, T3, T7.

20. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC11, DMC12, DMC13, DMH9.

National Planning Policy Framework

21. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
22. Paragraph 172 states that *“great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”*
23. Paragraph 77 says that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Peak District National Park Core Strategy

24. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
25. Policy GSP2: *Enhancing the National Park* states that:
- Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
 - Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
 - When development is permitted, a design will be sought that respects the character of the area.
 - Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.
 - Development in settlements necessary for the treatment, removal or relocation of nonconforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park will be permitted.

26. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
27. Policy GSP4 says that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
28. Policy DS1 sets out the Development Strategy for the National Park.
29. Policy HC1 says that exceptionally, new housing can be accepted where the proposals would address eligible local needs and would be for homes that remain affordable with occupation restricted to local people in perpetuity. The provisions of HC1 are supported by policy DH1, DH2 and DH3 of the Development Management Policies, which gives more detailed criteria to assess applications for affordable housing to meet local need.
30. Policy L3 'Cultural heritage assets of archaeological, architectural, artistic or historic significance' states that:
 - A. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;
 - B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;
 - C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy
31. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

32. The most relevant development management policies are DMC3, DMC5, DMC8, DMC13 and DMH9.
33. Policy DMC3A says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
34. Policy DMC3B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.

35. Policies DMC5 and DMC8 say that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined taking into account amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
36. DMH9 Replacement dwellings states that the replacement of a dwelling will usually be permitted. The policy states that all proposed replacement dwellings must enhance the valued character of the site itself and surrounding built environment and landscape, reflecting the guidance provided in the Peak District National Park Authority Design Guide (2007) or any successor adopted Design Guide. It goes on to say that larger replacement dwellings should demonstrate significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape. In all cases the replacement dwelling must not create an adverse impact on neighbours' residential amenity. In all cases the replacement dwelling must exhibit high sustainability standards.
37. Policy DMC13 says that planning applications should provide sufficient information to enable impact on trees, woodlands and other landscape features to be properly considered. Development should incorporate existing trees which should be protected during the course of the development.

38. Design Guide

At paragraph 2.15 the Design Guide acknowledges that it is not easy to introduce modern architecture successfully into an area of traditional styles, and advises on use of local materials and good quality workmanship. In paragraph 2.18 it goes on to say that *'it is preferable to find a design solution which reflects or reinterprets the local tradition and is also a product of our time....New modern buildings often fail in design terms when their designers are more intent on current architectural fashion than respecting the context they are working within'*.

The Design Guide states that *"...there are still some basic principles that need to be respected if the new is to harmonise successfully with the old. These relate to the three main characteristics of traditional elevations:*

- *A balance of proportions between the overall shape of the walls and the openings they contain.*
- *A high solid to void ratio in which the wall dominates.*
- *A simple arrangement of openings, usually formal (often symmetrical) in the case of houses, and informal in the case of outbuildings".*

Paragraph 3.11 says that new buildings should be in harmony with the earlier buildings around them. At paragraph 3.29 it acknowledges that whilst modern construction allows much larger openings than could traditionally be achieved, it is of note that successful modern buildings that fit well in the Peak District often have a high degree of visual solidity. Where large openings are necessary, they should be balanced by a complementary area of solid walling alongside.

Assessment

Principle of proposed development

39. The main policy in relation to the principle of the proposal is DMH9 of the Development Management Policies, which allows for the replacement of a dwelling subject to specific criteria. In all cases policy DMH9 requires the replacement dwelling to achieve an enhancement. DMH9 also allows for dwellings which are larger than the ones they replace but there is a requirement that this results in a significant enhancement of the site and surrounding built environment. The existing dwelling is not traditional and is of no historic or vernacular merit, being a single storey gritstone building in a context characterised by traditional limestone buildings which are typically two storeys. It is not in keeping with the character and appearance of the Conservation Area, so provided the development achieves a significant overall enhancement then policy DMH9 would allow for the existing dwelling to be lost and replaced by a larger dwelling in principle. The Authority's adopted policies do not allow new housing in the National Park unless there are exceptional circumstances. With regards to the principle of residential development, whilst this is replacement dwelling rather than an additional dwelling, policy HC1(C)I of the Core Strategy states that exceptionally new housing can be accepted where, in accordance with core policies GSP1 and GSP2, it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.

40. Paragraph 117 of the NPPF states that "*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.*" DMP Policy DMH6 allows for the redevelopment of Previously Developed Land for residential use. Part (i) of Policy DMH6 states that development will be permitted provided that "*the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site*".

41. The resubmitted application is also supported by a Heritage Statement. The Heritage Statement assesses the heritage significance of the site and sets out the principles that have guided the design approach to replacement dwelling. It provides a detailed assessment of the site. It concludes that:

"Hillcroft house comprises an area of 20th century infill within the western end of an earlier, post-medieval burgage plot, and the southernmost part of a block of historic burgages that lay between Buxton Road and Sherwood Road and which extend towards the centre of Tideswell. The site makes a limited negative contribution to the heritage significance of Tideswell Conservation Area and the cultural heritage interest of the Peak District National Park, and the setting of the listed buildings contained within it (assets of national to high national significance) in regard to the limited positive legibility of its historic boundary form, and the negative qualities of its unsympathetic form of development.

Hillcroft house and garage are considered to possess no heritage interest, whilst the drystone boundaries to the north and south of the gardens are considered to possess local heritage interest.

The scheme will remove a building that makes a negative contribution to the setting of the Tideswell Conservation Area, and construct a high-quality contemporary building that has derived from a developed understanding of its historic context. The scheme will conserve and enhance the contribution of the site to the setting of the Conservation Area"

42. The assessment set out in the Heritage Statement is consistent with the advice given by the Authority's Senior Archaeologist. Officers agree with this assessment of the significance of the site and the negative impact that the existing dwelling has, so the principle of a replacement dwelling is considered to be acceptable under policy DMH9. The removal of the existing building and its replacement with a dwelling of an appropriate design in terms of scale, massing, materials, design and siting could, in principle, result in a significant enhancement of the site and its setting, including the setting of the Conservation Area. It could also provide a building which meets or exceeds modern standards of sustainable design in terms of energy efficiency. There are two possible approaches to this, either a scheme which follows a traditional approach to design, copying the local vernacular, or a scheme which reinterprets this in a modern way. The applicants and their architect have adopted the latter approach so this is dealt with in the next section.

43. Design Considerations

The proposals for the redevelopment of this site have been subject to extensive pre-application advice and officers have agreed that an approach which provides for a more contemporary design that reflects the local building tradition in terms of scale, massing and materials may be acceptable. When the previous application was refused at the Planning Committee in December 2020 Members asked officers to work with the applicants and their architect to find an appropriate solution. The current scheme is a new design as the architect has sought to address the issues raised by the previous refusal. As noted above, this includes a research-based re-assessment of the site, including a Heritage Statement.

44. The submitted Planning Statement sets out the key design elements as follows:

- *The demolition of the existing dwelling and replacement with a two storey dwelling and single storey ancillary garage building which would provide significant enhancement to the site and surroundings.*
- *The siting and massing has been designed based on the analysis of the 18th, 19th and early 20th century piecemeal infill development which has occurred in the area. The development would be a staggered yet linear form of development, with a series of volumes that step down the site with the topography.*
- *Taking note of the local vernacular, the roofs would be pitched and gabled. All flat roofs have been removed.*
- *A new garage would be built adjacent to the pavement at the front of the site with the house itself brought closer to the road, with a small front garden and stone boundary wall to the road frontage.*
- *In response to the local vernacular, it is proposed to use 'layers' of limestone for the external walls, which, in line with Design Guidance would be a contemporary reinterpretation of the local surroundings.*
- *The design would also comprise solid volumes with random openings and the appearance of a large solid to void ratio. The openings would be of a more traditional appearance, but still allow for natural light and passive solar gain.*

45. The Design and Access Statement says that the current proposal has been redesigned to take account of the built and natural landscape setting of the site and to reflect the historic context of the site and the distinctive character of the local area. In terms of its form, the proposed design is a staggered linear group of narrow blocks, stepping down with the topography of the site. This stepped arrangement is similar to existing buildings in the locality. The scheme now also includes two storey elements to address concerns with the 2020 scheme. The breaking up of the massing as the building steps down the site means that the new house would be broken up into different, smaller elements, rather than the long expanse of the previous scheme. The building has also been moved closer to the road frontage, as is common with the streetscape along Sherwood Road; as a result the

new dwelling now sits approximately 4m from the pavement rather than 12m in the 2020 scheme. The width of the end gables ranges between 5.5 and 6.5m, a relatively narrow gable width as recommended by the Design Guide, with lean-to extensions at ground floor level to provide additional circulation and ancillary spaces. In terms of massing, the proportions of the new house are of a scale similar to the surrounding buildings. With regard to the concerns of the objectors, it is acknowledged that the new dwelling will be larger and more visible than the existing building, but this does not, in itself, make it unacceptable. The site is relatively long and the distances between the proposed replacement dwelling and existing dwellings is such that it will not have an overbearing or domineering impact on any neighbouring dwellings.

46. With regard to detailing, the fenestration has been simplified and reduced in size, with a strong solid to void ratio and a vertical emphasis. Whilst the detailing is relatively modern, as compared to traditional building styles, it is sympathetic to this tradition. The Design and Access Statement explains that the design also balances the need for natural light and passive solar gain, which are fundamental for minimising operational energy and mitigating climate change to achieve Passivhaus standards. As a result the house has minimal openings to the north, to the Conservation Area, whilst it opens up to the south and east to the gardens to the rear. The design includes half and full height stone walls and fixed external stone shading maintains the strong solid to void ratios. The architect has been asked to provide additional details of these; this can be conditioned as part of an approval. Sliding external timber louvres at ground floor openings are designed to reflect traditional agricultural buildings.
47. With regard to materials, the proposed building would be finished with natural limestone, with an aspiration that this would be laid in linear 'strata' layers (subject to local availability), which the architect considers would allow for a contemporary, yet traditional appearance. This can be conditioned so that a sample panel could be approved before construction. The roof would be natural slate, presumably blue slate, with inset solar panels on some elevations. The use of limestone and natural slate would be an enhancement as compared to the existing gritstone walls and artificial tile roof.
48. In conclusion it is considered that the proposed replacement dwelling is of a sympathetic contemporary design which by virtue of its scale, massing, detailed design and materials would be an enhancement to the site and its setting. Whilst it would be larger than the existing building, the new buildings would be of an acceptable scale on this site. The application therefore accords with the requirements of policy DMC3 and the Design Guide.

Sustainable building and climate change

49. Policy CC1 and the NPPF require development to make the most efficient and sustainable use of land, buildings and natural resources, take account of the energy hierarchy and achieve the highest possible standards of carbon reductions and water efficiency. The application provides a Sustainability Statement. The statement sets out how the reinstated dwelling would meet the requirements of policy CC1 and our adopted Supplementary Planning Guidance 'Climate Change and Sustainable Building. The scheme is designed to produce a highly sustainable new dwelling, which would include the following measures:
 - insulation to Passivhaus standards;
 - use of solar panels;
 - maximising the effects of solar gain and thermal mass; and
 - utilising energy efficient technologies such as rainwater storage and passive ventilation.

The proposal is considered to meet the requirements of policy CC1 in these respects and would be a good example of a sustainably designed dwelling.

Impact on amenity

50. Whilst there were no reasons for refusal relating to amenity in the refused 2020 scheme, the potential amenity impact on adjoining neighbours has been a consideration in the revised proposals, as is reflected in the representations received. This is relevant to a change in the building line to Sherwood Road, with the new building being set closer to the road. However, the scheme maintains a setback from the pavement line and the properties to the west are on the other side of Sherwood Road, so it is considered that there are no issues in terms of overlooking or overshadowing of surrounding residential properties. Having taken into account the concerns of the objectors, it is nonetheless considered that the proposal does not give rise to any amenity issues. The proposal therefore accords with policies GSP3 and DMC3 in these respects.

Trees and landscaping

51. There are a number of mature trees within and adjoining the boundary of the site. A tree report has been submitted as part of the application; this was considered by our Tree Officer. The proposed tree protection plan is acceptable but if approved would need to be secured by way of a planning condition. In addition to this the Authority's Landscape Architect raised concerns about the lack of a landscape plan to address the loss of existing trees and vegetation. As noted in the consultation section above, he raised objection unless a landscape scheme was submitted. This has now been done and he considers it to be acceptable. Implementation of this scheme can be required by planning condition, in accordance with policy DMC13.

Ecology

52. A protected species survey has been submitted with the application and considered by our ecologist who raises no objection subject to conditions.

Highway issues

53. The proposal includes replacing the existing, derelict prefabricated garage with a double garage in a similar location, but set slightly closer to the road. Both the County Council (as Highway Authority) and the Parish Council considered that the garage should be no closer to the road than the existing garage, so that there is more room for a vehicle to pull off Sherwood Road before entering the garage. This has been raised with the architect and it is covered in the Design and Access Statement. They cannot move the garage back because of the site boundary so it could only be set back by making it narrower. The Design and Access deals with this point as follows: *"The proposals replace the existing single garage with a larger double garage, providing an additional off-road parking space (A). The garage is extended up to the back of the pavement, which eliminates the small margin of gravel in front of the existing garage and prevents cars from partially blocking the pavement. As a car cannot be fully pulled off the road and pavement in the existing situation, the proposals do not make this situation any worse - by taking another car off the road, they improve the parking situation"*.

54. In response to the concerns expressed by the Highway Authority and the Parish Council, officers asked the architect to reconsider the scheme. A revised plan has been submitted which sets the front wall of the garage back slightly further, approximately 2 metres from the edge of the road and 1.25 from the edge of the pavement. Whilst this is below the normal standard, it would not make the existing situation worse and would provide an additional off-road space, although as the objectors note it could reduce the availability of roadside parking. The Highway Authority has now responded to this revised plan and raises no objection, subject to conditions. Consequently, it is considered that the scheme for the garage is acceptable as shown in the revised plan.

Conclusion

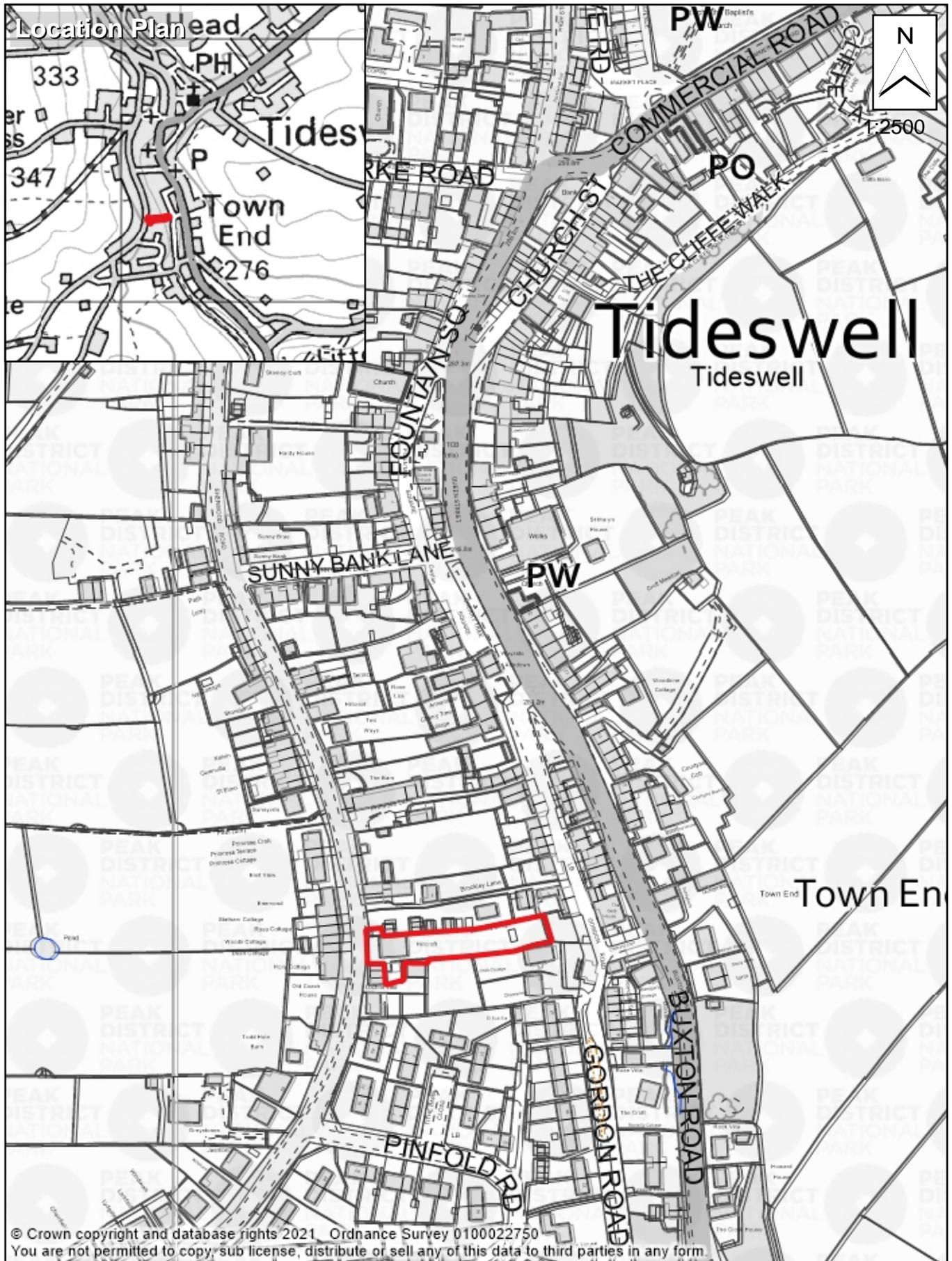
55. The application proposes the demolition of the existing dwelling and garage, which are non-traditional buildings which have a negative impact on the wider area, including the Conservation Area. The scheme has been re-designed since the previous refusal in order to overcome the issues raised within the 2020 application. Officers now consider that the proposed development would provide an enhancement to the site as a whole, to the benefit of the setting of the character and appearance of the existing building and within the wider setting, including the adjacent Conservation Area. Whilst the design of the new dwelling is contemporary, it follows design guidance in terms of form, massing and materials, providing a sympathetic, modern interpretation of the local vernacular. The proposals also create a sustainable and energy efficient dwelling, replacing one that lacks these qualities. It is therefore considered that for these reasons the proposals accord with Core Strategy policies GSP1, GSP3 and CC1, and DMP policies DMC3, DMC8, DMH9 and the Design Guides.
56. Having taken into account all material considerations and issues raised in representations we conclude that the proposed development is contrary to the development plan. Therefore, the application is recommended for approval, subject to conditions.

Human Rights

57. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

58. Nil
59. Report Author: Steven Wigglesworth, Planner



© Crown copyright and database rights 2021. Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date: 14th January 2022
 Item Number: Item 6
 Application No: NP/DDD/1021/1064
 Grid Reference: 415102, 375317

Title: Hillcroft, Sherwood Road,
 Tideswell, Buxton



This page is intentionally left blank

7. PEAK DISTRICT NATIONAL PARK AUTHORITY CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION DOCUMENT (SW)

1. Purpose of Report

- 1.1 To seek Committee approval to adopt the Conversion of Historic Buildings Supplementary Planning Document (SPD)

2. RECOMMENDATION

- 1. That the Peak District National Park Authority adopts and publishes the Conversion of Historic Buildings SPD (Appendix 2).**
- 2. That any final amendments to the SPD be delegated to the Head of Planning Services in consultation with the Chair and Vice Chair of Planning Committee prior to publishing.**

3. History

- 3.1 The Peak District National Park Authority's Conversion of Historic Buildings SPD has been under development since the Development Management Policies (DMP) Development Plan Document was approved by Authority on 24th May 2019. It provides clarification to DMP policy *DMC10: Conversion of a heritage asset*.¹
- 3.2 The conversion of buildings forms a significant part of the PDNPA planning casework. The need for a Conversion of Historic Buildings SPD has been recognised, to interpret national guidance in the landscape context specific to the National Park, and to provide the level of detail necessary to guide choices about form, design and materials for those wishing to convert historic buildings. Although the highest planning pressure is upon the conversion of agricultural buildings, other building types have been included.
- 3.3 The Conversion of Historic Buildings SPD has its origins in a number of spheres. The first are the Authority's 1987 'Building Design Guide' and the 2007 'Design Guide' which superseded it. The 2007 Design Guide was formally adopted as a Supplementary Planning Document, but the 1987 guide contains many additional details which are still very useful and it now forms a technical supplement to the 2007 Design Guide SPD. While both documents also contain a short section on conversions, these lack detail.
- 3.4 Between 2015 and 2017 the Cultural Heritage team carried out extensive research into farmsteads, field barns and outfarms across the whole of the Park giving us a very detailed understanding of form, trends in survival and condition across all landscape types. In addition, in 2017 Historic England updated its planning advice notes 'The Adaptive reuse of Traditional Farm Buildings' and 'Adapting Traditional farm Buildings' acknowledging the

¹ https://www.peakdistrict.gov.uk/data/assets/pdf_file/0024/95091/Webpage-Final-Branded-DMP-Doc-Copy.pdf

contribution that these buildings make to landscape character and the planning pressures that they face. This work has heavily influenced the Conversion of Historic Buildings SPD.

4. Main Policies

- 4.1 Relevant Development Management Policies:
- DMC10: Conversion of a heritage asset

National Planning Policy Framework (NPPF)

- 4.2 It is considered that this SPD will provide greater consistency between the NPPF and Local Plan policies by clarifying the way that historic buildings can be converted to new uses within the National Park.

5. Consultations

- 5.1 An informal consultation with internal colleagues and members of the Local Plan Review Steering Group was carried out for 2 weeks (24 February – 10 March 2021). Comments were received from colleagues in Policy and Communities team and members of the Local Plan Review Steering Group which resulted in a number of changes being made to the SPD to improve the understanding of terminology used and general clarity.
- 5.2 The Draft Conversion of Historic Buildings SPD was presented to Planning Committee members on 30th April 2021. Approval was granted for public consultation on the draft SPD which took place 12th July – 6th September 2021. In accordance with the Statement of Community Involvement, the Authority consulted statutory consultees, Parish and Town Councils, planning agents and internal colleagues in the Planning Service. The draft SPD was available on the Authority's website during this time.

6. Representations

- 6.1 In total, 19 representations were received from:
- Town/Parish Councils: Bakewell, Edale, Grindon, Bamford, Holme Valley, Peak Park Parishes Forum
 - Statutory Consultees: Historic England, Natural England, Environment Agency, Staffordshire Police, Coal Authority, Derbyshire County Council, Sheffield City Council, Exolum Pipeline
 - Planning Agents and individuals (5).
- 6.2 The consultation asked a number of questions to focus responses on particular areas, these were:
- Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets?
 - Has the SPD been pitched at a level which is accessible to all those who need to use it?
 - Do you think the six core principles are appropriate?
 - Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles?

- Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use?
- Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (eg Affordable Housing)

6.3 In summary the representations responded positively to these questions and highlighted the following:

- Need to identify the different policy approach and building regulation requirements between designated and non-designated heritage assets
- Greater clarity on explaining a proportionate approach depending on the significance of the asset to avoid unnecessary expense
- General support for the 6 principles
- General support for the document to be used for all kinds of conversion but noted an emphasis on residential
- Good referencing to Historic England documents
- The need to adapt to climate change is more important than what the building looks like after conversion
- Some criticism that the SPD was too prescriptive or not prescriptive enough
- The language of the SPD should align more with the NPPF
- Use softer language to allow for flexibility rather than being too rigid
- It is not necessary to have professionally qualified people to assess all forms of conversion

6.4 Appendix 1 is a summary table of the representations made. It includes an officer response and information on what changes to the SPD were made to address the issues raised by the representations.

6.5 To summarise, the following main changes were made to the SPD:

- Greater alignment with the wording in the NPPF
- Less prescriptive language
- Clarity provided between the policy requirements for designated and non-designated assets in Section 7

6.6 Advice was sought from and provided by Derbyshire Building Regulations Alliance regarding Part L Building Regulations.

6.7 Some photographs will be removed as they are not of sufficient resolution to be included in the final version of the SPD. They will either be replaced with a higher resolution photograph of the same image, replaced with an image depicting a similar example, or not at all. They are at paragraphs:

- 1.11 Open-sided barn converted for outdoor domestic use. (© Bench Architects)
- 5.5 This former school is now a domestic dwelling, but retains its institutional character. (© PDNPA)
- 5.41 The barn adjoining the farmhouse has been converted to domestic use but retains a distinct utilitarian character. (© PDNPA)

- 5.72 New interior structures in this barn conversion float free of the historic fabric and keep the full height space legible. (© CE+CA Architects)

7. Human Rights

- 7.1 It is not considered that the publication of the Conversion of Historic Buildings SPD will raise any human rights issues, as it simply provides further guidance on how to apply the relevant planning policies contained in the DMP.

8. Sustainability

- 8.1 The government's Planning Practice Guidance (2019) states:

'Supplementary Planning Documents (SPDs) do not require a Sustainability Appraisal to be undertaken. They may, in exceptional circumstances, require a Strategic Environmental Assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies. A Strategic Environmental Assessment is unlikely to be required where an SPD deals only with a small area at a local level.'

- 8.2 The SPD deals with the conversion of historic buildings. The complexity of a conversion of a historic building can vary and is dependent on its significance, state of disrepair and location to name a few of the constraints. All conversions require planning permission and if a designated heritage asset, Listed Building Consent too. The Conversion of Historic Buildings SPD deals with a specific area of planning policy at a local level that does not result in significant environmental effects.
- 8.3 The SPD provides further guidance to DMP policy DMC10: *Conversion of a heritage asset* which was subject to a Sustainability Appraisal as part of the Local Plan development process.
- 8.4 It is for these reasons that neither a Sustainability Appraisal nor a Strategic Environmental Assessment is required to be undertaken for the Conversion of historic buildings SPD.

9. List of Appendices

- 1) Representations and officer comments
- 2) Conversion of Historic Buildings SPD

Consultee	Comment No	Comment	Officer response
Edale Parish Council	1	No Specific Comments to pass	Noted
Environment Agency	2	The Environment Agency generally has no comments on the requirements of historic buildings.	Noted
Environment Agency	3	We note that the SPD highlights that any conversion of a historic building will need to produce a flood risk assessment where the development is situated in a flood zone. We would also highlight that any conversion to a residential use, could mean a change in the vulnerability classification to a more vulnerable use, and this would also need to be considered as part of any future planning application.	Noted. This can be addressed as part of the planning application and doesn't need to be specifically referred to in this SPD.
Exolum pipeline	4	We would ask that you contact us if any works are in the vicinity of the Exolum pipeline or alternatively go to www.lsbud.co.uk , our free online enquiry service.	This would happen as part of the planning application process.
Historic England	5	Historic England is fully supportive of this very detailed and informative SPD. We welcome that non-designated heritage assets are included,	Noted
Historic England	6	we are especially pleased to note the references and links to Historic England publications and guidance throughout the document.	Noted
Historic England	7	We consider that the SPD fulfils its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets and is relevant to a range of projects.	Noted
Historic England	8	In particular we welcome reference to: "Conservation Principles: policies and guidance for the sustainable management of the historic environment"; "Adapting Traditional Farm Buildings"; and to our guidance on climate change mitigation and achieving energy efficiency in historic buildings.	Noted
Historic England	9	We welcome the reference in para.1.4 that this SPD should be used when it has been determined that the principle of the conversion of a building is acceptable in planning policy terms; ensuring that inappropriate schemes are not taken forward.	Noted
Historic England	10	Historic England has undertaken research on historic farmsteads and appropriate conversion, including a 'Farmstead Assessment Framework' and the following may be of assistance: https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/	Noted. Link already in.
Historic England	11	We are also pleased to see reference to listed building consent in para.2.2 and it may be useful to signpost to the National Heritage List for England (NHLE) register for details of each listing. This can be found at: https://historicengland.org.uk/listing/the-list/	Noted. Will add link.
Historic England	12	With regard to the criteria for acceptability listed at para.2.2, we suggest adding the 'Setting of heritage assets' as a separate bullet point, as this will distinguish from 'Heritage significance' and 'Impact on the surroundings and wider landscape' criteria.	Noted. Will give own bullet point.
Historic England	13	Where the conversion of the building may have an impact on the setting of a heritage asset/s, or on the wider historic landscape, we suggest requesting visual impact assessments, as well an up-to-date structural report as cited in para.2.3.	Add comment about depending on circumstance an LVIA may be required.
Historic England	14	Historic England is supportive of the six core principles of conversion identified within the SPD and considers that the SPD offers sufficient flexibility in its approach to conversion within these six core principles. We especially welcome reference to Historic England's definition of conservation (para.5.26) and are pleased to see that on serving and enhancing the setting of historic buildings has been included as a core principle.	Noted.
Historic England	15	It is noted that the document offers mainly advice and examples for, and illustrations of, conversion to domestic use. Whilst there is the inclusion of an example of a former smithy converted to a café (p.16), we consider that there may be scope to include further examples of conversions to non-domestic use.	Noted. Possibly look for more non-domestic e.g.s

Historic England	16	With regard to 'Sustainability', included within Section 6 of the document, another publication you may also wish to refer to is: "Planning Responsible Retrofit of Traditional Buildings". Buildings Alliance, supported by Historic England, and can be accessed via the following link: https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/	Agree. In the resources section refer to Sustainable Traditional Buildings Alliance website, their document and guidance wheel.
Peak Park Parishes Forum	17	With climate-change issues now so key, it seems indefensible not to allow converted historic buildings to have very good insulation, to avoid heat escape. This applies to windows, doors and all other aspects of building insulation. PPPF believes this to be more important than worrying about ensuring the building continues to look as it did in times past. The Guidance needs to reflect that greater flexibility of approach now needed.	Disagree. There is plenty of good clear guidance to allow sensitive adaptation whilst retaining character.
Peak Park Parishes Forum	18	PPPF believes that there needs to be more flexibility around allowable re-use of redundant agricultural buildings (e.g. barns). Because the current rules are quite restricting, they too often lead to redundant buildings being left derelict, as (from the owner's perspective) the "better" option. More flexible Guidance is needed, to allow more of these buildings to be used for a worthwhile purpose, even if that means some historical features being lost.	This SPD is setting the framework within which reuse can happen.
Bakewell Town Council	19	(i) Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? YES this offers both asset type guidance, it is very useful that non-designated are specifically categorised and included to highlight the importance of these assets within communities. An example would be the shelter within Rutland Recreation Ground Bakewell.	Noted.
Bakewell Town Council	20	(ii) Has the SPD been pitched at a level which is accessible to all those who need to use it? YES the text and language is understandable but its whereabouts for would-be developers needs to be made obvious if it is to be used as an initial guidance document.	Need to add SPD to the pre-application page on the website and validation list.
Bakewell Town Council	21	(iii) Do you think the six core principles are appropriate? YES they are written in a logical order and keep sub-chapters concise.	Noted
Bakewell Town Council	22	(iv) Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? YES they clearly show how a mixture of historic assets can be mixed with contemporary design, which is a very important consideration when trying to upgrade to modern standards.	Noted.
Bakewell Town Council	23	(v) Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? YES the illustrations give good examples of what is clearly possible, it is weighted towards domestic use but there is no reason why these examples could not be used in a non-domestic setting and could open up lateral thinking at design stage.	Look to add some pictures of non-residential development to address comment that makes the point the SPD is weighted towards residential.
Bakewell Town Council	24	(vi) Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing) YES overall, but it may be unusual within Bakewell to offer conversion for Affordable Housing. There is no reason why some historic features should not be included in new build making it more in context with the environment of the Town including Affordable Housing.	The SPD is about conversions, not new builds, but understand the point about having regard for a building's location and drawing references from nearby buildings. This is already addressed in the current Design Guide SPD and other SPDs. Detail on affordable housing is set out clearly in the Local Plan.
Bakewell Town Council	25	It is essential that this document, if adopted, is made obviously available for those considering a conversion build and not lost in a massive list of other documents that may be linked to building within the PDNPA. It should be promoted as a first read when considering a build.	Noted. Will add to pre-app webpage and validation list.
Bakewell Town Council	26	The non-designated heritage considerations are well highlighted as many people may not even realise they exist and may be relevant to any building conversion project viability.	Noted.

Bamford with Thornhill PC	27	Much of the wording of the SPD is quite broad, and therefore capable of wide interpretation. It was felt that the habit of the Authority of expressing its policies in such broad terms leads to the oft-quoted problem of "different officers interpret the rules in different ways" - which irks residents a lot. The Authority is therefore urged to write in a more specific way, so that there is greater clarity about what is actually intended.	The 6 Principles set out the process applicants are recommended to follow. As every building is different in terms of age, condition, interest and setting, some flexibility is required but within the context of the 6 Principles.
Bamford with Thornhill PC	28	Use of historic buildings for affordable housing should be encouraged whenever possible.	Noted. Current Local Plan policy supports the reuse of historic buildings for affordable housing.
Coal Authority	29	The Coal Authority has no specific comments to make on the Conversion of Historic Buildings Supplementary Planning Document.	Noted.
Coverland UK (Sarah Foster)	30	In general, the Draft SPD is a useful guidance document offering comprehensive advice on common issues that arise in many conversion projects.	Noted.
Coverland UK (Sarah Foster)	31	However, its main weaknesses are some significant inconsistencies with national guidance on conserving and enhancing the historic environment, and a lack of clarity about which elements of this guidance fall under the control of the Authority (i.e. how designated and undesignated assets will be considered differently).	Para 5.1, 5.93, 7.4 and 7.5 refer back to NPPF requirements.
Coverland UK (Sarah Foster)	32	1.5 '...while the best use is the one for which the building is designed'. This comment needs to be revised. It is both untrue in many circumstances (e.g. 'agriculture' is a use but agriculture today is very different to the agriculture a building may have been designed for in the 18th century) and is also inconsistent with national policy. PPG 'Conserving and Enhancing the Historic Environment' para 015 states that 'the optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use'.	Noted. Revise word and remove reference to best use is its original use.
Coverland UK (Sarah Foster)	33	1.7 It should be acknowledged that there are no Building Regulations exemptions for undesignated heritage assets in terms of energy performance and so any conversion is likely to require renewable technologies as well as enhanced methods of insulation which may be at odds with the aspirations of the Cultural Heritage Team. This is different to the regime for listed buildings. This should be explained.	Noted, however this SPD is about the principles of conversion within the context of Planning. Officers contacted Derbyshire Building Regulations Consultancy for advice and included a reference to Building Regulations requirements in Section 6.
Coverland UK (Sarah Foster)	34	1.8 'Residential conversion remains the most popular option for the re-use of traditional rural buildings, but it is also the most difficult...' Is this assertion true? There are multiple examples across the National Park of heritage assets being used for car repair workshops, heavy industry, builder's merchants etc. which are far more detrimental to the character and appearance of the asset than a well-designed residential conversion would be. This should be reworded.	Noted. Reworded.
Coverland UK (Sarah Foster)	35	1.9 Wording in this paragraph should be consistent with PPG para 015 which states that: 'By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure. In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.' The wording used in para 1.9 is unnecessarily restrictive and negative when compared to the above.	Noted. Revised wording to include significance and removed the last sentence that was restrictive and negative.
Coverland UK (Sarah Foster)	36	2.3 The exception cited here is odd without any further context. It would be better to say that substantial rebuilding would not be approved unless a reasonable and comprehensive justification can be provided as to why the rebuilding would not compromise the significance of the building or its setting.	Local Plan policy does not support substantial rebuild. Removed second sentence of para 2.3.
Coverland UK (Sarah Foster)	37	3.3 The wording here is inconsistent with the statement that is later made in paragraph 5.3. The wording here is, however, closer to the wording of NPPF para 194.	Noted. Wording aligned with the NPPF. Added: 3.3 The interpretation of the historic building should be proportionate to the assets' importance.

Coverland UK (Sarah Foster)	38	5.1. This is a misinterpretation of para 194 of the NPPF and needs to be reworded. NPPF states that 'LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. There is no mention of 'commissioning a formal assessment'. The work could be carried out by the applicant themselves in many cases.	Noted. Wording aligned with the NPPF. Removed reference to 'commission a formal assessment.'
Coverland UK (Sarah Foster)	39	5.2 As above, remove reference to 'commissioning'.	Noted and removed. The NPPF para 194 states using appropriate expertise where necessary.
Coverland UK (Sarah Foster)	40	5.3 Para 194 of the NPPF does not require all Heritage Statements to be completed by a 'suitably qualified person'. The NPPF requires heritage assets to be assessed 'using appropriate expertise where necessary'. It would be helpful to define what 'suitably qualified' or 'appropriate expertise' means if this document is to be accessible to applicants with no background in the built environment. In our experience the definition of 'appropriate expertise' being used by the Authority is often limited to a handful of local practitioners (usually archaeologists) and this is not fair or reasonable in terms of what national guidance envisages. Bullet point 3: '...this will include consideration of archaeological information in the building and below ground'. This is not necessary for all sites and is inconsistent with para 194 of the NPPF which requires the level of detail to be 'proportionate and no more than is sufficient to understand the potential impact of the proposal on their significance'. Rephrase to state 'this may include consideration of archaeological information in the building and below ground where the HER indicates that there is a strong possibility of significant archaeological remains being located on or near the site'. Otherwise, this requirement is disproportionately onerous to the majority of conversion schemes. In many cases archaeological investigations are totally unnecessary but are increasingly being requested by officers on even the most mundane 19th century agricultural buildings at significant expense to applicants and no quantifiable gain to the understanding of our built heritage.	See previous comment. Reference to archaeological work is about consideration, not necessarily action required. Rephrased to ensure point made is clear and aligned with the NPPF.
Coverland UK (Sarah Foster)	41	5.22 '... likely to be resisted unless there is a clear justification for the insertion of a first floor based on an assessment of the significance of the asset'. There are many examples around the National Park of full height spaces that are of very low significance and where horizontal sub-division was not harmful e.g. Green Cowden. This paragraph as it stands is too simplistic and, again, unduly negative.	If justification can be provided and the significance is low, the case can be made. Revisited the language used to remove negative stance but retain wording on the requirement for clear justification.
Coverland UK (Sarah Foster)	42	5.28 On undesignated heritage assets, exact like-for-like replacement of roof materials is an unrealistic ambition and has never previously been a requirement. Stone slate is a limited local resource, and an unintended consequence of this paragraph will be the stripping of stone slates from other assets to meet demand. There should continue to be an option to use another roofing material that is equally appropriate where this will not harm the significance of the asset. This is an example of where there needs to be a differentiation between what will be appropriate for listed buildings, and what will be appropriate for other designated and undesignated heritage assets.	In most cases, like for like materials would be preferred. But where other materials would present an enhancement a case may be made. Wording the state that any replacement roof materials should be appropriate and sympathetic to the significance of the asset.
Coverland UK (Sarah Foster)	43	5.63. Although we agree with the inappropriateness of porches etc., the suggestion of creating an internal lobby seems at odds with advice elsewhere in the document to limit internal subdivision.	Agreed. This is why the text says it is 'sometimes possible' as it will not always be appropriate for the internal space.
Coverland UK (Sarah Foster)	44	5.66 – 5.73 In general, this advice needs to make clear what is and is not within the control of the Authority. For example, the section on fireplaces, detailing on staircases, fire protection, ironmongery and internal door types whilst useful advice is not within the Authority's control on unlisted buildings.	The SPD focuses on principles and guidance. No change required.
Coverland UK (Sarah Foster)	45	5.89. See 1.7 above.	Traditional materials are preferable and maintain building character (the assessment of significance will provide the appropriate steer on this.

Coverland UK (Sarah Foster)	46	Section 6 – Please ensure that this is consistent with validation criteria. There are specific circumstances in which a protected species survey will be required; to say it ‘will usually be required’ is insufficiently precise.	Noted. Made reference to validation list.
Coverland UK (Sarah Foster)	47	6.10-6.11 Structural Survey – There is no need for undesignated heritage assets to be surveyed by those with proven conservation credentials or those on the CARE. A competent and qualified structural surveyor or engineer will be able to adequately advise on the structural stability of an unlisted field barn, for example, and recommend remediation strategies as necessary. In many cases they are equally able to advise on structural issues on listed structures when working in tandem with a heritage specialist. To channel all applicants to a very limited number of niche companies (few of whom are based locally) will only serve to increase costs unnecessarily. These costs would be better channelled into the conservation and enhancement of the asset themselves.	It is preferable to engage a structural engineer with conservation credentials, but appreciate this is not a requirement. The CARE register is an example for people to use if required. Agree that the assessment needs to reflect the significance of the building and needs to be proportionate.
Coverland UK (Sarah Foster)	48	1. Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? Yes, but it is muddled. As above, there is insufficient clarity within the document as to those elements that apply only to designated heritage assets i.e. usually listed structures. The document needs to make clear what is ‘guidance only’ for non-designated heritage assets.	See para 1.2 for further clarification made. The SPD is about historic buildings in general and conversion is permitted if it meets Local Plan policy DMC10. The approach is led by the understanding of significance for that building.
Coverland UK (Sarah Foster)	49	2. Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes, in many ways it has. However, in some respects it would serve to mislead those who do not regularly engage with the planning system that they need to use conservation accredited structural engineers for all schemes or that they need to ‘commission’ full heritage assessments including archaeological analysis undertaken by ‘suitably qualified professionals’ (undefined) regardless of the significance of the asset. This is not what is required by the NPPF or PPG which instead recommend a proportionate approach.	Addressed language to align with NPPF more clearly.
Coverland UK (Sarah Foster)	50	3. Do you think the six core principles are appropriate? Yes, in general these principles are appropriate; it is the detail of how they will be expected to be achieved on a site-by-site basis that needs refinement.	No details on refinement given.
Coverland UK (Sarah Foster)	51	4. Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? No, see above.	Addressed the points made above.
Coverland UK (Sarah Foster)	52	5. Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? No, only one photograph relates to a non-domestic conversion. Would this document be better to restrict its scope to ‘conversion of historic buildings for residential purposes’? To envisage every possible end use and provide bespoke advice and examples for how a conversion could be carried out is unrealistic.	The majority of the PDNPA caseload is residential. However the 6 principles can be used for all development.
Coverland UK (Sarah Foster)	54	6. Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing) No. See comments above relating to the disproportionate requirement to use a niche set of professional advisors and to undertake archaeological assessment regardless of the significance of the building.	Noted. Language aligned with NPPF.
DCC - Councillor Ann Clarke	55	Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? Yes	Noted.
DCC - Councillor Ann Clarke	56	Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes	Noted.
DCC - Councillor Ann Clarke	57	Do you think the six core principles are appropriate? Yes	Noted.

DCC - Councillor Ann Clarke	58	Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? Yes	Noted.
DCC - Councillor Ann Clarke	59	Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? Yes	Noted.
DCC - Councillor Ann Clarke	60	Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing) Yes, but in the current housing market I do feel that the conversion of any buildings of this nature should prioritise opportunities for social/affordable housing.	Current LP policy priorities landscape conservation and enhancement over affordable housing (purpose before duty) and acknowledges the cost of enhancement can make the provision of affordable housing unviable. This is an issue for the Local Plan Review.
DCC - Officers	61	DCC considers the document to be an extremely useful piece of guidance to which both lay people and professionals will be able to refer and is wholly supportive of its objectives.	Noted.
DCC - Officers	62	Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? Yes	Noted.
DCC - Officers	63	Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes	Noted.
DCC - Officers	64	Do you think the six core principles are appropriate? Yes	Noted.
DCC - Officers	65	Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? Yes.	Noted.
DCC - Officers	66	Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? Yes	Noted.
DCC - Officers	67	Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing) Yes	Noted.
DCC - Officers	68	Landscape and Visual Amenity - DCC has no comments to make on these aspects of the document.	Noted.
Home Valley PC	69	1. Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage asset? Yes. It provides clear guidance, with copious references to additional guidance, should this be required.	Noted.
Home Valley PC	70	2. Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes. The layout and tone of the document make it fully accessible to those with an interest in the subject but with no specialist knowledge. The language is very clear and the careful choice of photographs helps greatly with understanding	Noted.
Home Valley PC	71	3. Do you think the six core principles are appropriate? Yes. For a non-specialist, they appear to provide a clear framework and a route map for anyone involved in a conversion project.	Noted.
Home Valley PC	72	4. Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? Yes. Alternatives are given at several points in the text.	Noted.
Home Valley PC	73	5. Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? No – possibly There is much more emphasis in the text - as in the photographs - on the conversion of buildings to residential rather than non-residential use. This, presumably, reflects demand.	Yes. It reflects that the majority of our casework is conversions to residential.
Home Valley PC	74	6. Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing)No - possibly. Illustrations and examples refer mostly to smaller farm buildings, rather than larger factory building conversions. Again, this presumably reflects demand.	Sought to provide a more varied visual representation of conversions.
James Darwent Architecture	75	We welcome this helpful document which will in time become I'm sure a useful design aid in working practice. There are however some significant areas of concern that need addressing as we believe some aspects are not consistent with National guidance on historic conservation. The document also fails to clearly differentiate between designated and undesignated heritage assets, yet in practice the amount of planning information required on submission and ongoing technical detailing through construction is inherently different.	Similar comment made by Coverland UK. SPD is focused on historic buildings and the assessment of significance drives the approach.
James Darwent Architecture	76	As a general formatting point, full justification of text stretched across the page is tiring and difficult to read, especially on a text heavy document. Left justification is much preferred if not quite as attractive!	Noted. The document will be published using an in house designer.

James Darwent Architecture	77	1.7 There is no differentiation highlighted here between designated and no-designated assets. Any non-designated asset must comply with current building regulations thermal requirements as well as implementation of sustainable technologies for both residential and commercial buildings. Designated assets do get some relaxation if implementation affects the heritage value of the asset.	Noted. Similar comment made by Coverland UK. See above regarding building regulations.
James Darwent Architecture	78	1.8 We disagree that residential is the most difficult and challenging conversion of historic buildings. There are many inappropriate re-uses of commercial buildings.	Noted. Revised text to remove 'most difficult'.
James Darwent Architecture	79	1.9 This statement is too restrictive when compared with the PPG 015 national guidance.	Noted. Removed last sentence in 1.9. Referred to Policy Section para 7.6 and 7.7.
James Darwent Architecture	80	2.3 Can the exception be expanded here please to clarify? Substantial re-building would need justification based on the significance of the building within the landscape i.e. total loss of a building within a sensitive setting might benefit from significant re-building if it safeguarded the wider area or landscape. There are a number of important non designated heritage assets that fall into this category that will soon be totally lost unless that aspect of some re-building can be accommodated.	Removed last sentence of paragraph to align with DMP policy DMC10.
James Darwent Architecture	81	2.4 Garages and sheds should be discussed in more detail as there are some instances that can be considered appropriate provided the character of the surroundings of the host building are not detrimentally affected or domesticated. As architects, this is one of our most common questions when designing a residential conversion. We need stronger guidance on when an outbuilding might be acceptable to advise clients more clearly.	Para 2.4 is flexible and allows for justification. The acceptability of additional buildings to facilitate storage/garaging would be apparent from an assessment of the setting.
James Darwent Architecture	82	5.1 We believe the requirement to "formally assess" the significance of ALL conversion projects is disproportionate to the NPPF requirements. The NPPF states: 'LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.	Noted. Revised wording.
James Darwent Architecture	83	Within this text there is no requirement for a formal assessment. We understand that in many instances a full heritage assessment may be required to justify the significance of a building's suitability for conversion however there are many buildings where the significance is either clearly not in doubt, or the building is so small or project so small that the commissioning of a formal heritage statement is needless, expensive red tape for an applicant that will ultimately make the project unviable. For reference, heritage statements for a residential conversion range from £1,200-2,000 + vat which is significant on top of Architects fees, ecology survey, and engineers report. Architects or planning consultants with appropriate experience should also be able to describe the significance in a manner suiting the NPPF requirements.	Noted. Revised wording to align with NPPF but retain meaning.
James Darwent Architecture	84	5.2 As above – remove the requirement to 'Commission' an assessment.	Noted. Revised wording to align with NPPF but retain meaning.
James Darwent Architecture	85	5.3 General points as above. Clarity required on who is a suitably qualified person. Architects should fall into that category and not just a limited number of archaeology consultants. Bullet point 3: The requirement for archaeological assessment at planning submission stage is too onerous and not required for all sites. NPPF requires a proportionate approach to enable understanding of significance. We strongly believe the current request for archaeological assessments on nearly all conversions or listed projects is disproportionate and out of balance with national requirements.	Noted. Revised wording to align with NPPF but to retain meaning to 'assess the overall significance of the building as well as the significance of its individual components; this will include consideration of archaeological information in the building and below- ground archaeological potential'.
James Darwent Architecture	86	5.21 Clarification required between designated and no-designated buildings.	The assessment of significance will determine the level of alteration acceptable.
James Darwent Architecture	87	5.22 This sentence is too restrictive. Not all open spaces have significance to the building. If inserting a floor, heritage significance needs justifying.	The heritage assessment would make clear the significance, and if subdivision was appropriate.

James Darwent Architecture	88	5.28 Modern roofs are installed with either breathable or bitumen underlays if bats are present. All non-designated assets will be required to insulate the roof. Any newly laid roof is also required to have mechanically fixed ridge tiles, NOT cement pointed to be compliant with British Standards 2015. This is at odds with the statement and traditional practices. Replacement with like for like is also onerous as grey stone slate is scarce so unrealistic and beyond previous requirements.	Revisited wording of para 5.28 to allow for enhancements and to include Building Regulations information.
James Darwent Architecture	89	5.34 Suggestion of frameless doors with weather strips is totally unrealistic for non-designated assets as they do not meet building regulation requirements of a maximum U-value of 1.8W/m ² k.	Representation refers to para 5.33. Need advice on this and make clearer distinction between listed and nonlisted requirements for Part L compliance. Consider text revision.
James Darwent Architecture	90	5.36 Retention of historic floors in non-designated heritage assets is unrealistic as Building Regulations requires some form of insulation, structural slab and damp proof membrane with a maximum u-value of 0.22W/m ² k. The Peak District is also one of the worst radon areas in the country so full protection is a necessity even in listed buildings for the occupant's health. Lifting of historic floors, labelling and re-laying over modern substrate should be encouraged.	Checked Building Regs requirement and amended text to state 'The assessment of significance will drive the approach'.
James Darwent Architecture	91	5.44 Remove- "... Rising off the eaves instead of ridge." As the height of the flue would rise 600mm higher than the ridge if sited just off the back of the ridge. This will in many instances be more appropriate as less flue will be seen above the roofline than is starting at eaves level.	Amended wording to address comment.
James Darwent Architecture	92	5.57 Radon pipes need to be excluded from this requirement as they can't be installed internally if a pump and external pipe to high level are required.	Footnote added to address Radon pipes.
James Darwent Architecture	93	5.66-73 It is not made clear what control the PDNPA has over internal elements. Needs clarifying what is and isn't required to be applied for i.e. All internal changes on a listed building but no onward control over the interior of a non-designated heritage asset. Clients will otherwise be confused.	See previous comment made on these paragraphs.
James Darwent Architecture	94	5.76 None required on modern ridge fixings as above	Do not understand the comment made.
James Darwent Architecture	95	5.79 Windows without projecting timber sills sat on a flat stone sill will last less than 10 years. Installation needs assessment on the suitability of the existing stone sill to the window design. Only stone sills with a raised stool are appropriate. We have serious concerns over planning requirements leading to extremely poor installation of windows and resultant negative attitude to timber windows from clients when they don't last. A simple snub nose sill may therefore be appropriate, but secured by condition or detail provided at the time of application.	Noted. Amended text to address comments made.
James Darwent Architecture	96	5.83 Should there be mention that orange / light brown staining of timber is not considered appropriate. Dark staining of painting as described is more sensitive.	Text in SPD is clear as is. No change made.
James Darwent Architecture	97	5.86 This suggests unfinished completely. Timbers require some form of protection in a newly heated environment. Bees wax is the most natural protective finish.	Added beeswax to the text as a suitable finish.
James Darwent Architecture	98	5.89 Clarification needed – As above points, non-designated need insulating to modern Building Regulation Standards.	See comment above for 5.89.
James Darwent Architecture	99	6.11 There should be no requirement for engineers to be registered on the CARE register for designated or non-designated assets. There are currently no local engineers on the register even though a number are very experienced in working with heritage buildings. There is also no appetite to sign up to the register amongst engineers (we have asked a number). Employing engineers unused to the local building styles traditions is in our eyes counterproductive and unnecessarily expensive for clients. Local engineers working in tandem with a heritage consultant is more than adequate to form a valid assessment.	See comment above re 6.11. In the case of heritage assets, specialist knowledge is preferred and can be essential, but acknowledge it needs to be proportionate to significance.
James Darwent Architecture	100	1. Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? Yes but more clarification required on differences between designated and non-designated assets and mandatory requirements or just purely guidance.	The SPD refers to historic buildings in the round. Added clarity to para 1.2 regarding planning tests and designated/non-designated assets.

James Darwent Architecture	101	2. Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes, however anyone reading it would feel there appears to be a good deal of red tape to navigate. Needs more clarity of proportionality to each scheme.	Noted. Revised text to ensure proportionality is addressed.
James Darwent Architecture	102	3. Do you think the six core principles are appropriate? Yes	Noted.
James Darwent Architecture	103	4. Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? No. The document treats all projects the same and has too many mandatory, expensive requirements out of proportion to NPPF Guidance.	Noted. Revised text to align with NPPF [but also our own policies - these go beyond NPPF].
James Darwent Architecture	104	5. Does this SPD offer sufficient advice/examples for and illustrations of conversion to non- domestic use? No- very few images relate to non-domestic conversions.	Noted. Inserted a wider range of examples.
James Darwent Architecture	105	6. Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (eg Affordable Housing) No- See above comments	Noted. Revised text to align with NPPF proportionality.
Lichfields (on behalf of Litton Property Group)	106	To ensure appropriate weight can be given to the document as a material consideration, it is important that there is meaningful public consultation and engagement with developers on any standards or requirements in advance of adoption. It is also important that the SPD is consistent with the National Planning Policy Framework.	Revised text to align more clearly with NPPF wording.
Lichfields (on behalf of Litton Property Group)	107	Our client appreciates the aims of the guidance and acknowledges that it provides helpful information regarding the conversion of buildings, and is pitched at a level that is accessible to all those who need to use it. Our client also endorses the support for conversion of historic buildings to residential use.	Noted.
Lichfields (on behalf of Litton Property Group)	108	Whilst we feel the principles of the SPD are generally reasonable, the document as currently drafted is highly prescriptive, reading as a list of imperative and very specific requirements, rather than guidance (through use of words such as “need”, “must”, “essential”). In this context, the SPD as currently worded is not consistent with the National Planning Policy Framework [the Framework]. The Framework acknowledges that developments may lead to harm to designated heritage assets. Where a 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. Substantial harm may be permissible under circumstances including (for example) if the harm is outweighed by the benefit of bringing the site back into use. There is no legislation or national policy basis for the highly prescriptive approach set out in the SPD and this should be acknowledged and reflected in the wording of the document. There is a risk that the SPD as currently written will result in unduly rigid requirements if applied to all applications indiscriminately, possibly preventing the delivery of new viable uses for historic buildings and investment opportunities in the area.	New sentence added to para 1.2 to address the planning tests. Reviewed wording and amended text in response to comments made about “need”, “must”, “essential”.
Lichfields (on behalf of Litton Property Group)	109	The guidance should recognise that a blanket approach to all development is not appropriate and a degree of flexibility is important in order to respond to a site’s context and unique circumstances. This is a practical, pragmatic and proportionate approach that takes account of the need for flexibility.	Noted.
Lichfields (on behalf of Litton Property Group)	110	We would strongly urge that the SPD makes clear within the introductory section of the document that there may be scenarios where it is not feasible to adhere to all of the recommendations set out within the guidance, and in such scenarios applications will be determined in line with the approach set out in paragraphs 199 to 203 of the National Planning Policy Framework.	New wording in Section 7 makes clearer reference to the planning tests in the NPPF. This SPD is about principles of conversions.
Lichfields (on behalf of Litton Property Group)	111	Paragraph 5.12 “...subdividing the spaces [full/double height spaces] can destroy that character. It is desirable to keep such interiors as open as possible. “We would seek to add a line stating that it is recognised that in certain instances, subdivision is required to facilitate a viable end-use. In such situations, sympathetic solutions which allow the original space to be understood (for example mezzanines structures which ‘float’ with shadow gaps) and are capable of being removed with minimal harm to historic fabric, can be appropriate.	Agreed. Text amended to address this comment.

Lichfields (on behalf of Litton Property Group)	112	Paragraph 2.4 "Historic buildings must be large enough to accommodate the proposed new use and any associated storage without extensions or new ancillary building; extensions to standalone building is a building separate from the group will require strong and convincing justification." And 5.14 "Schemes should work with the shell of the existing building, avoiding the need for alterations, additions and extensions." We would ask for the language to be softened here i.e. avoiding (where possible) or minimising the need for alterations, additions and extensions. Where extensions are proposed, these should be carefully considered and should read as new additions which do not dominate the host building	Removed 'alterations' from para 5.14.
Lichfields (on behalf of Litton Property Group)	113	5.17 "New openings should only be inserted into roofs and walls where essential" We would request that clarification that, circumstances which can be considered 'essential', could include (for example) providing light to habitable/important rooms to facilitate and end use.	It is too prescriptive to list every possible essential scenario. Text provides flexibility.
Lichfields (on behalf of Litton Property Group)	114	5.28 "existing traditional roof coverings should be retained, and repaired if necessary. If beyond repair, any replacement roof should be exactly like for like." We would seek to add that in situations where it is necessary to provide light internally, sympathetic window openings such as conservation roof lights may be appropriate.	Agreed. Conservation rooflights referred to in para 5.48.
Lichfields (on behalf of Litton Property Group)	115	5.31 "Original cast iron windows, often found in chapels and mill buildings, will usually be an important feature, and should be retained." We would suggest that "where possible" is included within paragraph 5.31.	Text modified to state they can be repaired....
Lichfields (on behalf of Litton Property Group)	116	Summary- Litton Property Group welcomes the consultation on the draft SPD. We trust that these comments on the SPD consultation will be taken into account and used for further development of the SPD.	Noted.
Natural England	117	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature. While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments, but advise you to consider the following issues:	Noted.
Natural England	118	Biodiversity enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraphs 8, 72, 102, 118, 170, 171, 174 and 175 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.	This SPD should be read in conjunction with Local Plan policies. DMP para 3.106 refers to conversion of historic assets and impact on biodiversity signposting applicants to Core Strategy policies GSP2 and L2 and Development Management Policies DMC11, DMC12 and DMC13.
Natural England	119	Landscape enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.	Agreed with comment. However other Local Plan policy/design guide SPD address these issues.

Natural England	120	Protected species Natural England has produced Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.	Noted. Added reference in document.
Natural England	121	Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.	Report to Planning Committee (for permission to go out for consultation on draft) explains the SPD doesn't require an HRA as it is guidance to explain policy approach in Local Plan that has already been assessed under HRA regs.
Natural England	122	Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again. Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk.	Noted.
Nick Marriot	123	1. Has the SPD been pitched at a level which is accessible to all those who need to use it? – Uhm... Yes! it's an easy read and gets its point across. I think my obvious comment is in regard to the subtext within the introduction which tells the reader that "This guidance is intended for use by property owners, estate managers, agents and architects". Er....planning officers?? It suggests that planning officers have a better grip of what is required. I know that isn't what is meant but that is how the document is pitched. To be blunt, (and I know I don't know it all) there was nothing in the document which made me think "Oh, I didn't know that" and frankly anyone who is surprised by the content perhaps shouldn't be dealing with heritage assets. Which begs the question, who is it aimed at and why? I think the document is the sort of thing that should be attached to sales particulars or given to owners who suddenly have aspirations for development but who have no idea what a 'heritage asset' is let alone how to appropriately develop it.	Noted. Amended wording to state 'This guidance is for everyone considering the conversion of a historic building'.
Nick Marriot	124	2. Do you think the six core principles are appropriate? – Yes! But I do have overarching concerns with ANY SPD. That is that the unintentional effect simply kerbs innovation as a result of the 'designers' trying to comply with prescriptive text contained within a document. Which is the exact opposite of its purpose. I don't disagree with the aim of the document, but I don't believe the same can be achieved in an SPD for heritage assets as can be achieved with say 'extensions and alterations'. Things are simply much more complex. Heritage assets require a collaborative design approach.	The SPD provides the framework. Disagree that it stifles good innovation and design.
Nick Marriot	125	3. Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? – No - But I acknowledge I have a far more pragmatic approach to 'heritage' than most. I believe if the principle of conversion / development is ok, which can be determined very early on IMO, innovation and imagination should be encouraged way ahead of prescribed solutions. The SPD is a great set of base guides for developers who, for example, may not need planning permission to develop a heritage asset.	Noted.
Nick Marriot	126	4. Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? – No – nor should it. I think trying to offer photographic examples can be dangerous on this topic. It can drive precedent and can blinker approaches to solutions in each specific case. By all means, applaud a successful solution. But that doesn't mean it is a good solution for the next problem. These are bespoke problems requiring bespoke solutions in all cases. I think it is equally insightful to condemn solutions that haven't achieved everyone's aspirations. We all make mistakes, and understanding those mistakes is important, But equally important is being allowed to make the mistakes, because the bravery to make them will also inevitably lead to innovation! But ironically, that's the sort of generic aspirational statement which is in the SPD. It doesn't need putting in writing, the people who are involved in this process know that and it's all just part of finding the right solution. Which requires care, imagination and a little bravery. Oh, and a lot of money!	Noted.

Nick Marriot	127	5. Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (eg Affordable Housing) – Yes – within the scope of my comments above	Noted.
Nick Marriot	128	Final comment – As with all SPD's I am wary that the document may (on occasion) simply become a tool that case officers hide behind to prevent the very innovation we're all trying to achieve. I hope these comments are helpful in shaping the final document.	Noted.
SE Wyatt	129	I have read the above document and agree with all the recommendations within it. I am passionate about old buildings and the necessity for them to be retained and restored in keeping with their original look.	Noted.
SE Wyatt	130	What I am extremely concerned about is the number of people who start conversion/restoration projects prior to getting planning permission, hoping to 'get away' with not being found out. Perhaps a register of historic buildings, farms and barns etc., could be maintained, if one does not already exist, with regular inspections of those vulnerable to inappropriate development.	A register of listed buildings is maintained (and some undesignated assets are on the HER record).
SE Wyatt	131	I have taken a keen interest in planning matters for many years and have access to additional advice from a very senior planning inspector. I have commented in detail on many local applications. In addition, I have in fact informed the PDNPA and HPBC of breaches of planning of which they were previously unaware, leading to enforcement action. However, as a member of the public, it should not be up to me, as one can very quickly be regarded as a nuisance by the authorities (as well as alienating those 'found out').	Noted.
SE Wyatt	132	It is my belief that anyone wishing to undertake any work on an historic building should first be legally required to lodge their proposals before starting, with appropriate penalties for those who fail to comply. Planning Officers should be aware in advance and it not be left to members of the public like myself to bring these people to the notice of the authorities. All too often, work is started in the hope and expectation that planning permission (and Listed Building Consent) will be granted, and often, too, with the hope that no-one will find out. This means that often inappropriate alterations are made and inappropriate building materials used, such as modern plaster vs lime plaster. However, owners are seemingly not penalised for having done inappropriate work before getting permission, and are not forced to apply for retrospective permission (which would alert planning committees to the fact that they have already carried out work without permission) for what has been done. Sometimes applicants for permission are 'economical with the truth' in their applications (such as claiming the work is necessary for family use only but the intention is actually to make it compliant with the rules for holiday lets) and seek to minimise the impact of their proposals. In a local situation, extensive work has been carried out to a Grade II Listed dwelling without PP or LBC, but no official mention of the retrospective nature of the work in the permits applied for.	Unable to comment on individual cases. Overall this is an issue for the planning and enforcement teams. All structures are in place.
SE Wyatt	133	Another issue about which I feel very strongly, is compliance with Planning Inspectors' rulings. I know of two particular cases in the PDNPA where 'illegal' structures are still in existence despite having been ordered to be demolished by a Planning Inspector, one of them several years on. This is being complicit with and effectively condoning people breaking the law. There does need to be effective enforcement. If someone is ordered by a PI to have an illegal structure demolished, it should happen, otherwise people will continue to believe they can get away with doing whatever they want. I would like to see such safeguards built into the document and the future policy of the PDNPA.	Planning and Enforcement issue to address. Not the role of the SPD.
Sheffield City Council	134	1. Does the SPD fulfil its aim of offering guidance for the conversion of buildings that are designated or non-designated heritage assets? Yes the SPD fulfils its aim.	Noted.
Sheffield City Council	135	2. Has the SPD been pitched at a level which is accessible to all those who need to use it? Yes the SPD has been pitched at the right level and is not too technical.	Noted.

Sheffield City Council	136	3. Do you think the six core principles are appropriate? Yes the six core principles are appropriate and would be the ones Sheffield City Council would use. It is good to have clear guidance too.	Noted.
Sheffield City Council	137	4. Do you think the SPD offers sufficient flexibility in our approach to conversion within the six core principles? Yes – there has to be flexibility.	Noted.
Sheffield City Council	138	5. Does this SPD offer sufficient advice/examples for and illustrations of conversion to non-domestic use? The use of more detail may be useful i.e. doors and windows.	Difficult to get into this level of detail without becoming overwhelming, see our Design Guides that already exist.
Sheffield City Council	139	6. Do you think the SPD is relevant to a range of project sizes and budgets, regardless of end use? (e.g. Affordable Housing) Yes – there should be no difference in the approach.	Noted.
Staffordshire Police	140	The following consultation comments should be considered in the light of the following: <ul style="list-style-type: none"> • Under the heading Promoting Safe and Healthy Communities, Para 91(b) of the NPPF states “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.” • Under the heading Achieving Well-Designed Places, Para 127(f) of the NPPF states “Planning policies and decisions should ensure that developments create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” • Under the heading Planning Should Address Crime Prevention, Design Para 10 of the NPPG states “Designing out crime and designing in community safety should be central to the planning and delivery of new development”; • The statutory obligation placed on local authorities to do all they reasonably can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998; 	PDNPA Design Guide addresses safe streets and safe and accessible environments. Added text in Section 7 to address security comments raised by Staffordshire Police.
Staffordshire Police	141	The Conversion of Historic Buildings SPD Consultation Draft document appears to be comprehensive, informative, well-drafted, easy to read and navigate, and is aided by some excellent best practice example photographs.	Noted.
Staffordshire Police	142	Clearly of overriding importance is that ‘Any new use should conserve and be compatible with the form, function, fabric, interior, context and setting of the building, including its wider landscape setting’ (para 1.9). Paragraph 1.8 states that there could be conversion to ‘Low-key uses such as offices, studios, light industrial workshops, training, research facilities or similar’, aside from the more popular conversion to smart residential use. Certainly the former categories as well as the (converted to) residences along with any attendant desirable vehicles and items stored in outhouses could prove attractive targets for offenders. This is set against a backdrop of an increase in rural crime. The NFU Rural Crime Survey 2020 identified that the cost of rural crime in the UK in 2019, increased by almost 9% on the previous year.	Noted. See above response.

Staffordshire Police	143	<p>There is the potential that the need to adhere to demanding requirements of conservation, which are stringent and absolute may in some circumstances compromise the ability to provide an appropriate level of security thereby rendering a property more vulnerable than would otherwise be the case. Ideally, there should be a degree of flexibility both in terms of policy and decision making, which recognises that security plays an integral part to the ongoing and future successful repurposed function and use of a converted historic building. Good security contributes to sustainable usage.</p> <p>Staffordshire Police would welcome any amendments to this document which acknowledge/reflect this and provide some scope for the inclusion of appropriate crime prevention measures, where those seeking to convert a building or buildings can justify their inclusion.</p>	Noted. See above response.
----------------------	-----	--	----------------------------



Conversion of Historic Buildings

Detailed Design Guide
Supplementary Planning Document

Consultation Draft XXX 2019



Published January 2022 ©

Peak District National Park Authority

Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE

Tel: (01629) 816200
E-mail: customer.service@peakdistrict.gov.uk
Website: www.peakdistrict.gov.uk

This document can be made available in large copy print, audio recording or languages other than English. If you require the document in one of these formats please contact: Brian Taylor, Head of Planning Services, Peak District National Park Authority at the address above, Tel: (01629) 816303, or email: brian.taylor@peakdistrict.gov.uk.

No parts of this report may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, or any information storage or retrieval system, without permission in writing from the copyright

Contents

Section	Page No.
1. Introduction	5
2. Suitability for Conversion	7
3. Design Philosophy	7
4. The Principles of Conversion	9
5. Guidance	9
Principle 1: Understand the building and its setting	9
Principle 2: Work with the existing form and character	11
Principle 3: Follow a conservation approach	15
Principle 4: Create responsive new design	23
Principle 5: Use appropriate materials and detailing	30
Principle 6: Conserve and enhance the setting	35
6. Other Considerations	36
7. Policy Context	39
8. Useful Sources of Information	41



Barn converted into dwelling. (© Bench Architects)

1. Introduction

- 1.1 Historic buildings of all types can come under pressure for change when their original use ceases. Within the rural environment of the National Park, barns and other agricultural buildings are particularly vulnerable to changes in farming practice, with many historic farm buildings no longer fit for modern agricultural use. Other types of non-residential buildings, such as mills, churches, chapels and schools also become redundant when they can no longer be used for their original purpose. Without maintenance, such buildings quickly fall into disrepair. Where conversion is acceptable. The challenge is to adapt and reuse them imaginatively, while balancing the aims and aspirations of the new user with the qualities of the buildings and their surroundings.
- 1.2 This Supplementary Planning Document (SPD) provides guidance for those interested in converting a historic building which is a designated or non-designated heritage asset¹ to a new use. The guidance aims to ensure that any new use respects the original character, appearance and setting of the building. Section 7 provides advice on the differing policy requirements for designated and non-designated heritage assets.
- 1.3 This guidance is a material consideration in the planning decision making process and should be read in conjunction with National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the Peak District National Park Local Plan, in particular but not limited to, Core Strategy policies L1 and L3 and Development Management Policies DMC5, DMC7 and DMC10. More detail about the planning policy context, planning consent and listed building consent is given in Section 7 of this document.
- 1.4 This SPD should be used when it has been determined that the conversion of a building is acceptable, in principle, in planning policy terms. The guidance advocates a staged approach to understanding the building and deciding upon appropriate new uses and design.
- 1.5 Sympathetic conversion will often be the only means of securing a viable future for some redundant buildings. The building in question should be of sufficient historic or architectural merit to warrant conversion to a new use, and the landscape setting will be an important consideration. A new use can be a means of safeguarding a building's longevity provided it can be achieved in a way that conserves its character and setting.
- 1.6 Giving redundant historic buildings a viable use stimulates investment in their maintenance, necessary for their long-term conservation. It is important that any use is viable, not just for the owner, but also for the future conservation of the building: a series of failed ventures could result in successive and unnecessarily harmful changes over time.
- 1.7 Converting an existing historic building is inherently sustainable. It makes best use of existing resources and embodied energy². In many cases, there will be scope to improve the energy efficiency of a historic building and/or make use of renewable energy in ways that do not detract from the character of the building.
- 1.8 Low-key uses such as offices, studios, light industrial workshops, training, research facilities or similar are often acceptable in sustainable locations³. Residential conversion remains the most popular option for the re-use of traditional rural buildings, but can be challenging because it usually involves a greater degree of change both to the building and its surroundings.

¹ Further information on the terms 'designated heritage asset' and 'non-designated heritage asset' is contained in Section 7.

² Embodied energy is the energy contained within the fabric of a building and that which was used in erecting it, for example creating/extracting and transporting materials.

<https://historicengland.org.uk/content/heritage-counts/pub/2019/hc2019-re-use-recycle-to-reduce-carbon/>

³ Local Plan Core Strategy policy E1 and E2.

- 1.9 Any new use should conserve and be compatible with the form, function, fabric, interior, context and setting of the building, including its wider landscape setting. There may be some historic buildings which will not be suitable for or capable of re-use or adaptation, because their isolated location, poor condition or size precludes it, or because they are of such intrinsic value that a new use cannot be absorbed without serious detriment to the significance of the building or its landscape setting..
- 1.10 The design of any conversion should be appropriate. Cues should be taken from the existing arrangement, form, massing and fabric and used to inform the design. This does not preclude thoughtful, contemporary design; good design that is 'of its time' and which responds to the historic context of the building can enhance a historic building.
- 1.11 The details are all-important. Small changes, such as door and window alterations or the change of use of former open countryside into domestic garden, can have cumulative adverse effects on the historic built environment and the wider landscape.



Open-sided barn converted for outdoor domestic use. (© Bench Architects)

2. Suitability for conversion

- 2.1 The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the Peak District National Park Authority (PDNPA) Local Plan include guidance/policies on the conversion of historic buildings. Further detail on the policy context is contained in Section 7, below.
- 2.2 Conversion from one use to another usually requires planning permission and building regulations approval. If the building is listed⁴, listed building consent will also be required. Acceptability on planning grounds usually depends on:
- heritage significance
 - character of the building
 - setting of heritage asset
 - location
 - size
 - structural integrity
 - means of access
 - provision of services
 - impact on the surroundings and wider landscape
 - presence of protected species
 - flood risk
 - contamination
- 2.3 An up-to-date structural report and landscape visual impact assessment may also be required as part of a planning application.
- 2.4 Buildings that require substantial rebuilding are unlikely to be approved for conversion, as this may result in the loss of the architectural or historic interest of the building, unless strong and convincing justification is provided..
- 2.5 Historic buildings should be large enough to accommodate the proposed new use and any associated storage without extensions or new ancillary buildings. Extensions to stand alone buildings or buildings separate from a group will require a strong and convincing justification.
- 2.6 The demands for additional window openings, insertion of floors, internal divisions or extensions and new services require very careful consideration to ensure that the building's character, appearance and significance are not harmed.
- 2.7 Certain types of historic building can pose particular challenges for conversion. These include buildings with large interior spaces; those with few or very large openings; and those in isolated locations.
3. Design Philosophy
- 3.1 The guiding principle behind the design of any conversion is that the new use should respond to the character, form and function of the building, rather than the building being made to fit the new use. After a conversion, the original character of the building and its story of development should remain "legible". In practice this may mean living with quirks that would not be encountered in a new building, such as changes in floor levels, windows at unusual heights, retention of historic fittings and restricted headroom.

⁴ <https://historicengland.org.uk/listing/the-list/>



A barn after conversion to domestic use. The retention of the large sliding door and the careful use of existing openings with simple woodwork and internal shutters helps to maintain the agricultural character of the building. The interior is very modern but responds to the historic uses of space. (© CE+CA Architects).

- 3.2 A good understanding of the building's character and heritage significance is essential. Look at the building with an enquiring mind: why are the doors and windows positioned as they are? Why is the building positioned as it is? What does the internal layout tell you about the way the building was used? If it has been altered, what were the motives for the alteration? This knowledge will help you to arrive at a high standard of design. This will also mean less intervention into the historic fabric and plan form, and a greater capacity for the building to adapt to future alternative uses.
- 3.3 The assessment of heritage significance should be proportionate to the asset's importance. Where necessary, expert advice should be sought to carry out this assessment. This is expanded on in Section 5.
- 3.4 A respect for the building's scale, proportions, detailing and setting is central to the design philosophy. Alterations should be made within the constraints of the building and its location, working with the building rather than against it. This applies to internal features as much as to the building's external appearance. The more care that is given to spatial planning and detailing, the more successful the scheme will be.
- 3.5 A successful building conversion responds appropriately to its surroundings. A sensitively designed scheme will ensure that parking and landscaping, particularly gardens, boundary treatment and ground surfaces are carefully designed and detailed. Many buildings such as chapels, farm buildings, mills or institutional buildings, will not have had gardens or parking areas previously. Some have barely any land around them at all. In general, the open and undivided character of farmyards and courtyards should be maintained in a conversion, and managed in common where there are multiple ownerships. For a conversion to be acceptable, the original character of the building and its historic setting should be readily apparent when viewed in the landscape or street scene.

4. The Principles of Conversion

4.1 A successful conversion scheme requires a staged approach. The following six principles should form the basis of any proposals:

- 1 Understand the building and its setting
- 2 Work with the existing form and character
- 3 Follow a conservation approach
- 4 Create responsive new design
- 5 Use appropriate materials and detailing
6. Conserve and enhance the setting

4.2 Section 5 explains what these mean in practice.

5. Guidance

Principle 1: Understand the building and its setting

5.1 Before a planning application for any conversion is made, an applicant needs to assess the significance of the building and the contribution made by its setting, as required by the NPPF⁵ and PDNPA planning policies⁶. A thorough understanding of the building will play an important part in the design of good quality and appropriate conversion proposals.

5.2 The assessment of significance should be proportionate to the importance of the building, and sufficient to allow the potential impact of the proposals on significance to be understood. It should be completed in the **earliest stages** of developing a proposal, as the results will help to inform the design of the scheme and be part of a future planning application.

5.3 The assessment may take the form of a Heritage Statement, or be part of a Design and Access Statement and should be carried out by a person with appropriate expertise - a specialist may need to be commissioned. The purpose of this work is to:

- understand the materials, construction and evolution of the building and the extent of past changes, including those that may have been made with planning or listed building consent in recent decades
- assess the former function of the building, its plan form, and how it was used
- assess the overall significance of the building as well as the significance of its individual components; this will include consideration of archaeological information in the building and below-ground archaeological potential⁷
- assess the landscape context and the contribution that setting makes to significance
- assess the building's sensitivity to and capacity for change
- evaluate what form of adaptation can successfully conserve the character and significance of the building
- assess opportunities for enhancement

⁵ All references of the NPPF are from the revised NPPF 2021 [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/912072/nppf-2021.pdf)

⁶ <https://www.peakdistrict.gov.uk/planning/policies-and-guides>

⁷ Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (NPPF 2021 Para 194)

- 5.4 If the scheme involves more than one building, the points above apply to both the individual buildings and the whole group.
- 5.5 As well as the form and structure, any remaining features of historic interest - internal or external - should be noted. Details such as, for example, wall finishes, floor surfaces, wear patterns, commemorative plaques, graffiti, apotropaic marks⁸, carpenters' and masons' marks, animal stalls with racks and mangers, fittings, original joinery or traces of machinery and industrial/craft processes will all contribute important information to the understanding of the building's significance.



This former school is now a domestic dwelling, but retains its institutional character. (© PDNPA)

- 5.6 Links to detailed guidance on the process of assessing significance are given in Section 8. If the proposal affects an agricultural building, the PDNPA Farmsteads Assessment Framework and Farmsteads Character Statement⁹ provide additional support and guidance for applicants. Other types of assessment are likely to be necessary, such as for protected wildlife (fauna and flora), flood risk and structural integrity (see Section 6).

Principle 2: Work with the existing form and character

General

- 5.7 The existing form, scale and character of the historic building and its site will guide the design in any conversion scheme.

⁸ Ritual protection marks

⁹ [Historic farmsteads guidance: Peak District National Park](#)

- 5.8 Most farm buildings, for example, are generally simple and functional in their form, shape and design, and use local materials and simple detailing. They typically have long and uninterrupted roofs (with no chimneystacks, dormers or rooflights), few window and door openings (with their locations dictated by function) and a higher ratio of blank walling to openings. Many farm buildings face onto a communal yard or area, with other elevations blank or with limited openings.



A Peak District outfarm, with buildings around a small yard. There are few openings in the upper parts of the elevations and there is very little surrounding curtilage.
(© PDNPA)

- 5.9 Other historic non-domestic buildings which may be considered for conversion will have their own characteristics. Chapels and churches, for example, will typically have strong symmetry, tall windows set higher up the elevations and large-volume spaces. They often retain interior features such as pews, pulpits and memorials.



A converted chapel retains the strong symmetry created by the windows. On the elevation facing the street, the original stained glass has been retained in the upper portions of the new windows. (© PDNPA)

- 5.10 Industrial buildings such as mills may be characterised by simple rooflines, often with rows of identical windows to the larger manufacturing mills. There may be old machinery still in place.



A mill converted for residential use. All openings are original, and a small number of new balconies respond to the industrial character of the building. (© PDNPA)

- 5.11 The pattern and form of historic door and window openings is likely to be directly related to the historic function of the building over time, and can often identify its original use. This legibility is an important characteristic of a historic building that should be retained and respected as part of any conversion scheme.
- 5.12 A key component of character in many historic agricultural, religious and industrial buildings is the sense of space found internally. Much of the special interest of barns, for example, derives from their long, lofty, dimly-lit interiors; chapels are often full-height spaces, with perhaps an upper mezzanine floor at most. Subdividing these spaces can destroy that character. It is desirable to keep such interiors as open as possible.



The simple open interior of a disused Methodist chapel with pews and other internal fittings. These spaces can pose design challenges that require a creative and sensitive response.
 (© Tom Crooks Architecture Ltd)

5.13 Existing internal and external features may impose constraints on the design of a conversion, such as restricted headroom and lower daylight levels. Allowing the existing form of the building to influence the new use may require creative thinking. A flexible approach, abandoning preconceived ideas about how a new use should be arranged, may help retain the historic character of the building and can be the best way of getting the most out of a conversion scheme.

External

5.14 Schemes should work within the shell of the existing building, avoiding additions or extensions. Where room heights are low, for example, first floor rooms can be partly contained within the roof space as an increase in eaves or roof heights may change the character of the building.

5.15 Every effort should be made to use existing openings to the full. Where appropriate, the interior layout of the proposed new use should be adapted to make best use of the existing openings. For example, open-plan interiors can often make the best use of available daylight.

5.16 Original openings that have been blocked up in the past should be re-used in preference to the creation of new openings. If they have been blocked up in an unsympathetic manner or using inappropriate materials, an enhancement can be gained by reopening them.

5.17 New openings should only be inserted into roofs and walls where necessary. Where new openings can be justified, these should be limited in number and size and should be detailed to harmonise with the existing openings. In barns, for example, new first floor window openings should follow the proportions of traditional hay-loft openings (e.g. pitching

holes). The positioning of any new doors or windows should respect the existing distribution of openings, whether symmetrical or irregular.

- 5.18 The historic ratio of blank walling to door and window openings – the ‘solid-to-void’ ratio – should be maintained. The insertion of new openings in otherwise blank elevations, or where there is no physical evidence of previous openings, should be avoided particularly where visible from public vantage points such as footpaths and roads.



A barn after conversion – the solid-to-void ratio has been maintained. The only alterations on this elevation are two conservation rooflights and two additional vent slits to allow additional light to the interior. All the other original openings are on the opposite elevation. (© PDNPA)

Internal

- 5.19 Any new sub-divisions of the internal spaces should be kept to a minimum, in order to retain the spatial quality of the interior and reduce the requirement for additional new windows and door openings. Where new internal divisions are unavoidable, these should always respect the interior architectural features and character of the building; for example, by aligning with the existing bays and roof trusses.
- 5.20 Where the interior of a historic building is characterised by one long, uninterrupted space open to the roof at first floor with subdivision of the ground floor space, for example in a typical Peak District two-storey shippin, the living spaces – lounge, dining, kitchen – could be located on the first floor within one open-plan space. If there have to be partitions, fully glazed and visually unobtrusive systems (e.g. a frameless, structural glass) might be appropriate. The bedrooms and bathrooms could then be located on the ground floor which is more likely to have existing subdivisions.
- 5.21 Where a historic building has always been subdivided into smaller spaces, removal of historic fabric to open out the spaces is unlikely to be acceptable.
- 5.22 Where an interior is characterised by a full-height, single-volume space, for example in a threshing barn, the insertion of a first floor is likely to be harmful. Other approaches could be considered in certain circumstances, such as the insertion of freestanding pods or ‘floating’ mezzanine structures that require minimal intervention into historic fabric.

- 5.23 The insertion of floors or mezzanine levels that will adversely impact on large windows or other features should be avoided.
- 5.24 Significant lowering or raising of any existing floor level, or internal element, is likely to harm the character of a building.
- 5.25 Where there is inadequate headroom beneath a truss in a historic building proposed for conversion, this is often the best position for a new staircase. The levels can be set to allow a half-landing directly beneath the truss with separate upper flights accessing the first floor areas to either side of the structural tie. On occasion, it may be best for the building to have more than one staircase, serving separate areas of the first floor.

Principle 3: Follow a conservation approach

General:

- 5.26 Conservation is not the same as preservation. Historic England defines conservation as '*the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations*'¹⁰. That is why it is so important to understand the significance of the building as the first step in the design of a conversion proposal.
- 5.27 Features of architectural or historic interest, both internally and externally, should be retained wherever possible, and alterations kept to a minimum. Without them, the character of the historic building will be diminished, and the justification for conversion will be lost. There will always be a presumption in favour of retaining as much of the existing historic fabric as possible.

External:

- 5.28 Existing traditional roof coverings should be retained, and repaired if necessary. If beyond repair, any replacement roof materials should be appropriate and sympathetic to the significance of the asset. Often, a like-for-like replacement will be required. .
- 5.29 Change to the dimensions of existing historic window or door openings is likely to be harmful to the building's existing character and appearance and should be avoided. Exceptions may be made where current openings are the result of previous unsympathetic change, and there is clear evidence of the previous form.

¹⁰ 'Conservation Principles: policies and guidance for the sustainable management of the historic environment'. Historic England 2008 (new edition forthcoming). <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>



Former smithy converted into a café – the plain façade on the street frontage has been retained. (© PDNPA)

- 5.30 Existing historic windows, doors and shutters should be retained and repaired if possible. If any are beyond repair, appropriate replacements will be required; this could include like-for-like replicas. Certain features, such as louvred windows or 'hit and miss' vents can be supplemented with secondary glazing on the inside.



A traditional window with glazed upper and 'hit and miss' vents below. (© PDNPA)



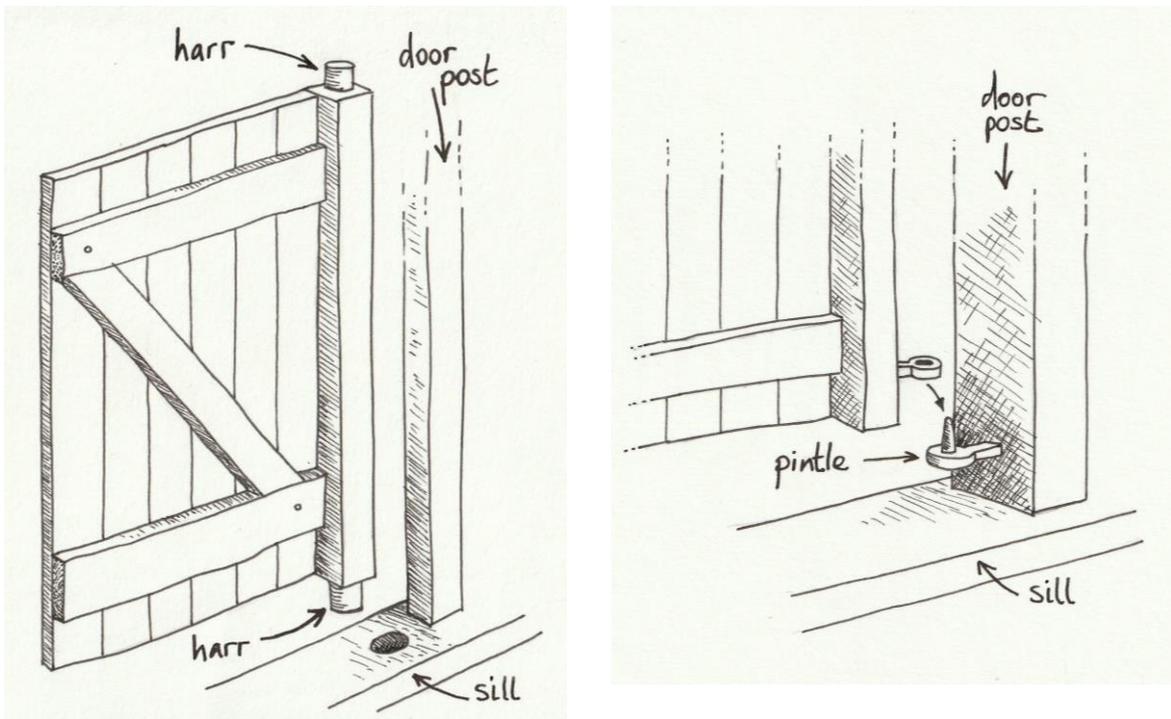
A like-for-like replacement of an historic window, including stonework repairs and new ironwork, based on evidence from the existing openings. (© Bench Architects)

- 5.31 Original cast iron windows, often found on chapels and mill buildings, will usually be an important feature, and should be retained where possible. Modern replicas, using casts from the original, can be made by specialists if necessary.
- 5.32 A large cart opening within a barn may be the building's most important external feature. Keeping such a key opening with its solid boarded doors unchanged may be important for retaining the character of the whole building.



The 20th century sliding door on this threshing opening, although not part of the original building, has been retained and can be closed to cover the new glazed opening behind it. This maintains the agricultural feel of the converted barn and helps to tell part of the building's history.
(© CE+CA Architects)

- 5.33 The way in which doors open and are hung are important features, and should be retained. Doors may be inward or outward opening, depending on the use of the spaces within and the detailing of the door surround. They may be hung from timber door jambs, harr hung, or they may have strap hinges mounted on pintles fixed directly into the stonework (see below). Where the doors have no timber frame, the reveals can sometimes be weather-stripped to make a draught-proof seal when the door is closed. In some cases, a new door could be fitted behind the old one, but with both remaining operable.
- 5.34 External features such as steps, ventilation holes, owl holes, bee boles, dovecotes, troughs, boundary walls and/or railings, gates, stone gate posts and gate piers can make an important contribution to historic character. They should be kept and repaired, where practically possible.



(left) The protruding 'harr' on the door slots into sockets in a timber or stone sill and lintel. (right) A metal pintle is set into a stone or timber post, and the door hinge pivots on it – there are several types of design. (© PDNPA)



Gate piers and iron railings forming the boundary of a chapel curtilage. (© PDNPA)

Internal:

- 5.35 Historic timbers should be retained, and repaired if necessary and practicable. Adapting, relocating or removing historic structural timbers – trusses, purlins, posts, beams, etc. – will be inappropriate in most circumstances.
- 5.36 Historic floor surfaces on both ground floor and upper floors will often be of interest and should be retained where significant. These may include stone flags, stone and/or timber setts, limestone pitchings, quarry tiles, original timber floorboards and sometimes original gypsum and lime plaster floors (the latter mainly to upper floors or lofts).
- 5.37 Exceptionally, it may be acceptable to install a new first floor finish, or even an entire load-bearing floor structure, above an old one of inadequate strength, so that the integrity of the original is preserved as seen from the rooms below. In such cases, a useful service void can sometimes be created. However, this will be less suitable where upper storeys have sensitive interiors or restricted headroom.
- 5.38 Additional care is needed on lower floors to ensure that the structural stability of the foundations, and any archaeological interest below the finished surface are not adversely affected by proposed works. Lifting and re-laying historic ground floor surfaces in order to install a damp proof membrane, radon barriers, insulation or underfloor heating may be acceptable, but will depend on the extent of excavation and the impact on potential archaeological deposits. Care should be taken to reinstate historic floors exactly as they were before they were lifted.



A well revealed below the flagstone floor inside a building.
(© Wessex Archaeology and courtesy of Mr and Mrs Chapman)

- 5.39 Where historic fittings and features survive - e.g. doors, recesses, cupboards, stalls, feed racks, pews, water-wheels and other equipment - these should be retained *in situ* as part of the conversion scheme, if at all possible.



Machinery retained in its original position and creating a striking feature of interest in this former 18th-century corn mill. (© PDNPA)



Water-power machinery *in situ* during archaeological recording of a mill before conversion.
(© The JESSOP Consultancy [TJC Heritage Ltd])



The water-power machinery retained in this mill conversion. (© PDNPA)

- 5.40 Other original internal features, such as decorative treatments and finishes, panelling, graffiti, apotropaic marks, carpenters' and masons' marks, etc., should be retained wherever possible. Cleaning (only if really necessary) should be restricted to gentle brushing to avoid damage to these delicate traces.



Hexafoil inscribed on a 16th-century cruck blade in a barn. (© Andy Bentham)

Principle 4: Create responsive new design

General:

- 5.41 Retaining the historic character of the interior and exterior of the converted building and referencing its original use, demonstrates a clear understanding of significance and a positive approach to conversion. When converting a non-residential historic building into residential use, the introduction of domesticating features should be minimised. For example, maintaining the visual distinction of farm buildings from farmhouses or other adjacent houses is an important consideration; even where a barn or shippon is attached to a dwellinghouse and the residential use is being extended into it, it is important to maintain the two distinct and complementary characters of barn and house.



The barn adjoining the farmhouse has been converted to domestic use but retains a distinct utilitarian character. (© PDNPA)

- 5.42 Where appropriate, contemporary design is encouraged, taking cues from the design, character and materials of the host building and the surroundings.

External:

- 5.43 Chimney stacks should be avoided where these did not exist historically. In the exceptional cases where a new masonry chimney is appropriate, it should be simply detailed to reflect the local tradition.
- 5.44 If a new stove flue is absolutely necessary this should be on the rear (or least visible) slope of the roof, kept as short as possible and finished in a dark matt-painted metal. On farm buildings, any flue should appear 'incidental', e.g. discreetly placed, not rising off the ridge.
- 5.45 Dormer windows are unacceptable where these would be incompatible with the character, appearance and significance of the historic building.
- 5.46 If historic rooflights already exist on a historic building undergoing conversion, any new or replacement rooflights should aim to match the type, style, profile and size of the existing. For example, inset glazing panels may exist on some industrial roofs. Additional rooflights should be kept to a minimum.
- 5.47 Rooflights should be avoided if they were not present historically. However, in some cases new rooflights are unavoidable; where there is absolutely no alternative, these should be sited on the rear (or least visible) slope of the roof.
- 5.48 New rooflights should generally be of a uniform size and positioned at the same height on the roofslope, not projecting. The appropriate size and style of rooflight depends on the character and historic use of the building. In general, traditionally detailed, recessed, low profile 'conservation' rooflights with slender, metal frames and genuine glazing bars are most appropriate.
- 5.49 In some cases it might be more appropriate to insert a more industrial form of rooflight, for example a single larger unit of 'patent glazing' along a ridge line. This may be preferable to pockmarking a roof with several individual openings.



Industrial roof light set flush into a new stone roof along the ridgeline of this converted barn. The agricultural feel of the barn is maintained. (© PDNPA)

- 5.50 Consideration should be given to other means of bringing light into the building, for example, using 'borrowed' light to reduce the need for new openings or rooflights. The conversion of buildings such as mills, with large floorplans, will require careful design to bring light into the core. Rooflights can be used to conceal sun pipes that can bring lighting into other parts of the building.



A glass panel in the floor brings borrowed light into a converted basement (© Bench Architects)

- 5.51 Where inappropriate modern windows and doors exist, replacement of these with a more suitable alternative is likely to enhance the building and will be encouraged. New windows and doors should be of an appropriate design for the building. For example, in order to underplay the appearance of inserted frames and glazing in traditional hay-loft openings, plain un-subdivided windows with the frames set back within the reveal (a minimum depth of 100mm) can be an appropriate treatment. Ground floor windows of stables and cowhouses often have inward-opening hopper windows with fixed glazing below, and this may be an appropriate pattern to follow.
- 5.52 The design of new doors should ideally be based on original surviving doors. For many historic buildings these will generally be boarded plank doors, (ledge and braced) or panelled doors. Door frames should be set well back within the opening.
- 5.53 In some cases, it may be acceptable to insert fixed glazing or an inner glazed door within an existing doorway, in order to minimise the pressure for new openings in the fabric. This should be recessed back as far as possible within the structural opening and the glazing should be plain, or only simply divided.
- 5.54 Where glazing is inserted into large doorways, such as cart openings, full height glazing is usually most effective. This could be undivided, or subdivided with a strong vertical emphasis. Other treatments, such as part-boarding, can also be used to good effect on large openings.



Large openings glazed to full height retain the character and bay arrangement of this former cart shed, now a Visitor Centre (© Peak Ales)

5.55 The glazing of ventilation holes should be set back within the reveal, in all circumstances.



Glazing in a ventilation slot set well back into the reveal and fitted directly into the stone. (© PDNPA)

- 5.56 Energy-efficient conversions will always be encouraged. However, solar panels may be incompatible with the character of the building or its surroundings. Exceptions may be where they can be located on a hidden elevation or in a roof valley. It may be preferable to locate solar panels on the ground, or on a more modern extension or ancillary structure, rather than on the principal building. Air source or ground source heat pump equipment should also be sited discreetly.. Good guidance exists on energy efficiency in historic buildings (see Sections 6 and 8).
- 5.57 Any new pipework required for the supply and installation of new services, soil vent pipes and all waste connections should be located internally wherever possible, and planned for at the design stage. If external location of pipework is justified¹¹, this should be positioned on hidden elevations. Allowing a soil vent pipe to discharge vertically through the roof will spoil the historic building's clean, simple lines. It is preferable to discharge the pipe either through a vent slate set flush with the roof, a traditional low-lying lead vent, or horizontally within the roof space to a masonry slot on the centreline of the gable.
- 5.58 Wall-mounted vents for extractor fans should be concealed behind perforated or cast metal inserts (airbricks) painted black or stone colour. This looks more traditional than plastic covers.
- 5.59 External lighting should be simple and kept to a minimum. As a general rule, 'heritage' designs of light fittings, or lights on columns, should only be used where there is evidence for them historically, for example over chapel doorways or churchyard entrances, where they were sometimes designed into the original structures. Authentic replacement in such cases is encouraged. Otherwise, plain and contemporary light fittings should be used, as

¹¹ For example, radon pipes must be sited externally

these can be suitably simple, discreet and practical, and do not interfere with the visual appreciation of the building. Light fittings placed discreetly under the eaves of the historic building, operated on a passive infra-red system can be effective.

- 5.60 Where possible, meter boxes (for gas and electricity) should be located internally. Where they have to be located externally they should be sited discreetly, for example in a cupboard below external steps, or ground-mounted and screened by planting. Smart meters may be an option if no suitable external location can be found for a meter box.
- 5.61 TV aerials and satellite dishes are usually best located in an inconspicuous position, perhaps on an outbuilding or even on a pole within the garden area/grounds, rather than on the historic building itself.
- 5.62 Care should be taken with the re-use of existing external steps, as Building Regulations may rule them unusable without the addition of a balustrade, which may not always be acceptable aesthetically. Doors at the head of external steps may therefore not be suitable as operable doors. If a new handrail is necessary and there is no design precedence, a simple timber or metal design may be appropriate for agricultural buildings. The erection of new external flights of steps with balustraded sides may be inappropriate in the case of simple, rural buildings.
- 5.63 New conservatories or porches are rarely appropriate additions. It is sometimes possible to form a lobby within the envelope of the existing building.
- 5.64 Proposals to construct 'link' buildings or structures within the open spaces or gaps between separate and historically independent buildings, for example between farmhouse and ancillary outbuilding, may sometimes be appropriate, but this will be very dependent upon the site.



A 'light touch' glazed link between a house and converted barn – both buildings are listed. (© PDNPA)



Creative new 'hit and miss' structure reflecting the character of a former timber drying shed, converted for use as office space (© PDNPA)

- 5.65 Contrived new external elements, such as datestones, should be avoided on the principal historic building, as these can blur its history and appear overly domestic.

Internal:

- 5.66 Adding ceilings to rooms should be avoided and spaces should be left open to the roof, unless ceilings are/were historically present (insulation can be added between and/or below the rafters). Inserted, non-original ceilings of no historic significance can be removed, if this will better reveal the character of the historic building.
- 5.67 A conventional central heating system is often inappropriate, where the building has historically been unheated. Underfloor heating may be preferable (ideally using a ground or air source heat pump as the energy supply), although this depends on the significance of the historic floor and the layers beneath it.
- 5.68 If a boiler is installed, it is best to opt for a system that can vent through an external wall. The boiler should be located discreetly, away from a prominent elevation. Care should be taken to site boiler flues where removal of stone and any repointing are minimal. Venting through the roof is usually more obtrusive.
- 5.69 The addition of feature fireplaces, or elaborately detailed staircases or panelled doors can all be at odds with the character of the historic building being converted. These types of feature should be avoided.
- 5.70 A simple, modern staircase with the minimum of fussy detailing complements a historic building well. In some cases, using toughened glass as a balustrade can be less obtrusive than timber balustrades with uprights at 100mm centres.

- 5.71 New, inserted floors or staircases can be detailed to 'float free' of original walls, leaving a shadow gap between new and old. This technique avoids what can be an awkward junction involving a lot of complicated scribing around old masonry. It also avoids confusing the history of the building.
- 5.72 In a historically full-height single-volume space, such as a threshing barn, the insertion of a freestanding pod that requires minimal intervention into historic fabric may be considered in certain circumstances, if this allows the historic space to be retained and fully appreciated.



New interior structures in this barn conversion float free of the historic fabric and keep the full height space legible. (© CE+CA Architects)

- 5.73 Fire prevention systems may need to be specially adapted for historic building conversions. It is preferable to install a radio alarm system (to avoid wiring). The use of sprinkler or water mist systems can sometimes be used to avoid fire compartmentation and the subdivision of large internal spaces, particularly at first floor level in barns. Some historic doors can be adapted to comply with fire safety regulations, for example by the use of intumescent (fire retardant) paints and strips. It may be necessary to alter the design of existing windows for fire escape purposes, and the implications of this should be considered at an early stage.

Principle 5: Use appropriate materials and detailing

General:

- 5.74 By engaging people skilled in the conservation of historic buildings, a high standard of craftsmanship will be achieved.
- 5.75 Building materials should be in keeping with the historic building, and any alterations and additions should complement the historic materials. The introduction of new material types should be selected to respond appropriately to the character of the historic building and its surroundings.

External:

- 5.76 Careful note should be taken of existing roof coverings, which in the Peak District National Park are typically stone slate, Welsh blue slate or Staffordshire blue clay tile. Sometimes different materials may be found on opposite slopes of the same roof and occasionally, different roof coverings to lower courses. These distinctions should be retained where they contribute positively to the character of the building, in preference to making all the roof coverings the same. Generally, the roof apex is finished with stone or blue clay ridge tiles.
- 5.77 New or replacement roof coverings should match or complement any existing traditional roofing materials. In certain circumstances a corrugated metal roof covering could be appropriate, depending upon the character and history of the building and its setting. If non-traditional or unsympathetic roofing materials are in place, significant enhancements can be made through their replacement with appropriate and traditional materials – cues should be taken from the surrounding structures and geology. Sourcing some materials, for example appropriate stone slate, can be difficult and requires careful planning and long lead-in times.
- 5.78 New windows and doors should be timber or metal (PVC-U is not appropriate). Where cast iron windows are part of the original design concept of a building, new windows should reflect this. Modern powder-coated aluminium may sometimes be acceptable for large-format openings.
- 5.79 'Storm-proof' type window frames would be inappropriate for a historic building, particularly a listed building. On barns or other utilitarian buildings the detailing of new timber windows should be robust and simple - a fussy or flimsy appearance should be avoided as it will be out of keeping with the historic character. On listed buildings projecting timber sills would generally be inappropriate – an assessment of the suitability of the existing stone sill needs to be made.
- 5.80 The detailing to new doors should ideally be based on original surviving doors. Boarded plank doors, for example, may often have a scribed (pencil-round moulding) or a chamfer between each board as an added refinement. Door frames should have simple, robust detailing.
- 5.81 The perimeter framing size for any inserted fixed glazing or inner glazed doors should be the minimum required.
- 5.82 Simple ironmongery for external doors and windows should be used on utilitarian buildings and take a steer from any existing evidence. For example, a simple Suffolk latch and black powder-coated locks and bolts would be more in-keeping than an elaborate brass door knocker on a converted barn.

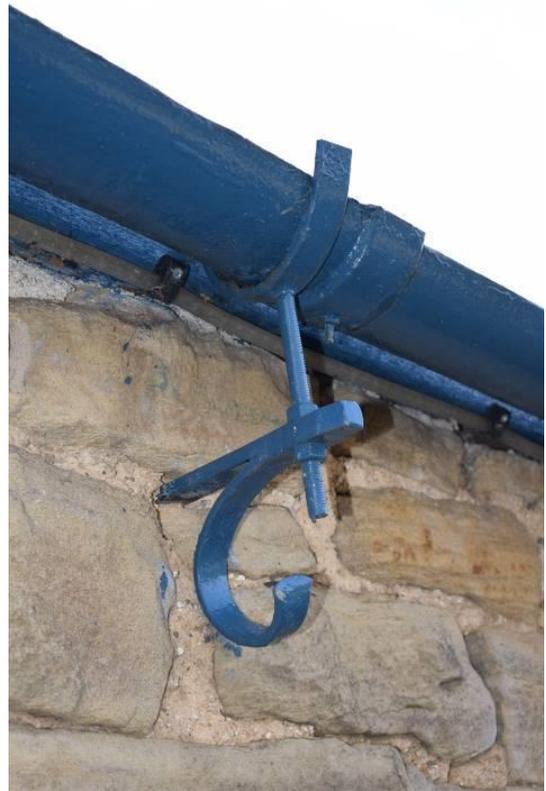


A simple iron latch on a historic door. (© PDNPA)

- 5.83 Decoration to external joinery should be traditional in character and colour. Matt or eggshell finishes tend to give a more appropriate finish than gloss. Removing upper paint layers from a test area can often reveal an original, underlying colour which can be matched. Historically, external joinery to Peak District barns was painted in reds, greens or blues; white or off-white has a more domestic appearance and is not appropriate on barn conversions.
- 5.84 On agricultural buildings features such as oak doors were sometimes left to weather naturally to a silver-grey colour. This approach can be followed successfully in conversions, but the untreated timber may look discoloured for a couple of years before the silver-grey, natural weathering takes over.
- 5.85 Gutters and downpipes were not always present on barns and some other ancillary building types. Where new gutters are required, they should be of cast metal or timber troughs, supported on rise-and-fall / drive-in metal brackets fixed directly to the wall. In some areas within the National Park, stone corbels support guttering. New downpipes and gutters should be cast metal. Fascia boards to eaves, barge-boards to gables and boxed timber soffits will generally be inappropriate, unless these form part of the original design of the building. Plastic rainwater goods will not be appropriate.



Stone support for a cast iron gutter on a historic barn.
(© Oldfield Design Ltd)



Metal bracket gutter support on a former smithy.
(© PDNPA)

Internal:

- 5.86 Oak beams, trusses and roof timbers should be left exposed, unless these were originally hidden from view. Historic timbers should be left unstained, varnish-free and altered as little as possible; beeswax is an appropriate protective finish in such cases. Where these have a historic paint finish e.g. lime-wash, distemper etc. this should be retained.
- 5.87 Sandblasting and some chemical cleaners will damage historic fabric, resulting in the loss of original character and archaeological evidence, and should be avoided; alternative methods are available. If any historic timbers require cleaning or treating specialist advice should be sought.
- 5.88 It is preferable to limit the palette of flooring materials to those already present in the building (or for which there is evidence, or a known tradition), such as stone flags, brick or stone or timber setts, timber floorboards, quarry tiles or other ceramic tiles. Keep the detailing as simple as possible – avoid skirting boards, for instance, unless there is evidence for them.



Contemporary design in a historic building - a simple palette of materials, including concrete, finished to a high specification in a barn conversion. (© CE+CA Architects)

- 5.89 Dry-lining walls can adversely alter the internal character of some types of historic building and may also impact on the building's breathability. Other, less obtrusive, ways of improving the insulation value of external walls should be considered, such as insulated lime plaster (e.g. lime with a hemp additive). These allow the walls to breathe, and to retain their shape and individuality, as well as giving good environmental performance. Care should be taken to ensure that this does not impact upon the depth of window and door reveals, or other features.
- 5.90 New internal partitions, where acceptable, can be detailed to complement the building while still being an obvious modern addition.

- 5.91 Limewash and distemper are ideal finishes for internal walls. If other paints are used they should be breathable.



An early 20thC open-sided barn with Belfast trusses converted into a covered outdoor education space. The simple design and utilitarian materials reflect its former agricultural use.

Principle 6: Conserve and enhance the setting

General:

- 5.92 It is important to understand the relationship between a historic building and its setting, and how the setting contributes to its significance. Proposals must conserve and enhance the setting of the building and the valued landscape character, as identified in the PDNPA Landscape Strategy¹². A successful conversion can be undermined if the setting of the historic building is compromised.
- 5.93 In the NPPF, setting is defined as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”¹³. A thorough understanding of the setting will have been made as part of the Heritage Statement (see Design Principle 1).
- 5.94 Proposals should be sensitive to the character of all external spaces, both close to the historic building, and more widely. The extent of curtilage, parking and access arrangements, choice of building materials, additional buildings and landscaping all require careful consideration.

Guidance:

- 5.95 Any historic features within the existing grounds of the building should be retained.

¹² [Landscape Strategy: Peak District National Park](#)

¹³ NPPF 2021, Annex 2 Glossary [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

- 5.96 Where possible, ancillary uses such as garaging and storage (e.g. for fuel, bins, cycles, garden equipment) should be accommodated within a ground floor section of the existing building, to avoid the need for new outbuildings.
- 5.97 Fragmentation in the setting should be avoided. Structures that physically subdivide the existing setting of a historic building, particularly yards, into separate areas will compromise the setting. Dwarf walls or closed boarded fences are inappropriate.
- 5.98 Features in the landscape, such as drystone walls and traditional vehicular gates will provide cues for exterior design.
- 5.99 Avoid overly-domestic features such as patios, timber fencing, extensive garden landscaping, ornamental ponds, lamp-posts and pergolas. Garden areas or outdoor sitting areas are best accommodated in small walled enclosures where these exist, or where they can be added discreetly without adversely affecting the setting.
- 5.100 In some cases it may prove impossible to provide much in the way of garden space. Where fields run up to the edge of the building, this simple relationship should be retained unaltered; this is of particular importance for agricultural buildings such as barns.
- 5.101 Where isolated farm buildings are converted, car parking should be located in a well-screened area, ideally outside the farm group. Formal drives and tarmac surfaces should be avoided in favour of less standardised solutions and finishes, such as crushed stone, that have a more natural appearance and provide permeability for more sustainable drainage.

6. Other Considerations

Protected Species

- 6.1 All planning applications require consideration of protected species and nature conservation.
- 6.2 Designated and non-designated heritage assets, particularly agricultural buildings or buildings that have fallen into disrepair, often provide a home for protected species such as bats and barn owls, and can be a nesting site for martins and swallows and swifts. Protected species, such as great crested newts, can be present in the surrounding landscape, and may be affected by the creation of a residential curtilage or the provision of a new access or services.
- 6.3 Where conversion of a historic building is proposed, an up-to-date Protected Species Survey will usually be required to accompany a planning application. The survey will outline whether any mitigation or compensatory measures are required as part of the development. If permission is granted, these measures will be conditioned accordingly. If the proposed project will disturb bats, predatory birds or reptiles protected under the Wildlife and Countryside Act (1981) or under the Conservation of Habitats and Species Regulations (2010) any necessary licences will need to be obtained from Natural England before the project is started.



Barn owl. (© Paul Shaw)

- 6.4 It may not always be possible to compensate/mitigate for the loss of a habitat or protected species. In these cases the proposal is unlikely to gain planning approval.

Sustainability and building regulations

- 6.5 The conversion of a historic building to a new use should address energy conservation and other sustainability matters in a manner that respects the historic character of the building.
- 6.6 Converting an existing building is to an extent inherently sustainable because it makes the best use of existing resources and embodied energy. Many historic buildings already incorporate sustainable design principles, such as orientation to/from sunlight and high thermal mass; this means they can be more energy efficient than many modern buildings. There is usually scope, however, to improve the energy efficiency of historic buildings in ways that do not detract from the character, appearance and significance of the building.
- 6.7 All planning applications involving a conversion scheme should be accompanied by a statement that explains the measures proposed to address energy efficiency. Historic England has produced extensive guidance on climate change mitigation and achieving energy efficiency in historic buildings and you should refer to Local Plan Core Strategy policies CC1, CC2 and the Climate Change and Sustainable Building SPD. Links are given in Section 8.
- 6.8 Building Regulations set the standards for design and construction that apply to most new buildings and to many alterations. The Regulations apply to new work – any alterations to an existing (non-compliant) building must not make the building any less compliant than it was before. A change in use can trigger the need to comply with the Regulations.
- 6.9 Listed buildings, scheduled monuments, and buildings in conservation areas do not have to comply with energy efficiency requirements (Building Regulations Part L) where this would unacceptably alter the character or appearance of the buildings. As well as these exemptions, other ‘special considerations’ apply to buildings of architectural and historic

merit in the National Park and some buildings of traditional construction. See Section 8 for sources of information and the footnote below¹⁴.

Flood Risk

- 6.10 If the historic building lies within Flood Zone 2 or 3, a Flood Risk Assessment will be required. Depending on the risk, mitigation measures may be required and the applicant will be required to show how any necessary mitigation measures can be safeguarded and maintained effectively throughout the lifetime of the development.

Structural Survey

- 6.11 A structural and/or condition survey may be required to assess whether the historic building is capable of conversion without significant rebuilding, and/or whether certain proposed works are appropriate and how they can be carried out sympathetically.
- 6.12 All surveys should be undertaken by an appropriately trained and experienced professional and submitted with the planning application. In the case of, listed (or very significant non-designated) buildings we advise that applicants engage the services of professionals with proven conservation credentials, for example those on the Conservation Accreditation Register for Engineers (CARE).

Security

- 6.13 To achieve and support well-designed and safe places for communities, appropriate security measures will need to be taken into consideration for any proposal for change of use, whilst respecting the heritage significance of the asset and its setting. Good design is key to achieving secure, sustainable and safe new uses for historic assets.

Other Professional Advice

- 6.14 The complexity of the proposed scheme, and the significance of the heritage asset(s) involved will determine the level of professional support required. A list of links to useful guidance provided by other organisations is included in Section 8.

¹⁴ Refer to Historic England's 'Energy Efficiency in Historic Buildings: application of Part L of the building Regulations to Historic and traditionally constructed buildings.

7 Policy Context

Designated and non-designated heritage assets

- 7.1 Buildings deemed to be **designated heritage assets** comprise Grade I, II* and II Listed Buildings, curtilage listed buildings and Scheduled Monuments.
- 7.2 Buildings deemed to be **non-designated heritage assets** are those having a degree of significance meriting consideration in planning decisions but which are not formally listed. They are heritage assets of local and regional importance or special interest. In respect of buildings, they can be identified:
- in the Historic Environment Record (HER)¹⁵ or other similar register;
 - through an Authority's 'Local List', if one exists;
 - within Conservation Area Appraisals;
 - in an adopted Neighbourhood Plan or by a local community or interest group; and
 - through the planning process.
- 7.3 The National Park's historic buildings are significant features in the landscape but many are not recorded as either designated or non-designated heritage assets. They range from grand houses, mills and religious buildings to farmhouses, labourers' cottages and field barns. These historic buildings can be identified by the Authority as heritage assets through the pre-application or planning application process.

National Planning Policy

- 7.4 The National Planning Policy Framework (NPPF¹⁶) places good design, enhancement of local distinctiveness and conservation at the heart of sustainable rural development.
- 7.5 Paragraph 189 of the NPPF states, '[heritage] assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 7.6 For designated heritage assets, NPPF para 199 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 that any harm 'should require clear and convincing justification' (NPPF para 200).
- 7.7 Paragraph 202 of the NPPF states that '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'.
- 7.8 For non-designated heritage assets, the NPPF (para 203) states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

¹⁵ Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. See Appendix 1 of the Development Management Plan (2019) for contact details:

https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0008/1574621/Webpage-Final-Branded-DMP-Doc-Copy.pdf or <https://heritagegateway.org.uk/gateway/chr/>

¹⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426122/National-Planning-Policy-Framework.pdf)

- 7.9 Clarity on optimum viable use is given in Planning Practice Guidance¹⁷ (Historic Environment, paragraph 15) which states that ‘If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes’.

Peak District National Park Policy Context

- 7.10 The relevant PDNPA Local Plan policies are set out in the Core Strategy (2011)¹⁸ and the Development Management Policies (2019)¹⁹ (DMP) documents.
- 7.11 Core Strategy policy L1 (Landscape character and valued characteristics) states ‘development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics’. Valued characteristics are those listed in paragraph 9.15 of the Core Strategy.
- 7.12 Core Strategy policy L3 (Cultural heritage assets of archaeological, architectural, artistic or historic significance), supports the conservation of heritage assets, and where appropriate, their enhancement. The policy directs decision makers to the landscape strategy which sets out the role cultural heritage has as a contributor to the National Park landscape.
- 7.13 Under Core Strategy policy HC1 CI (New Housing) development may be permitted where it is required in order to achieve the conservation and/or enhancement of non-designated heritage assets or Listed Buildings.
- 7.14 The relevant Development Management Policies are policy DMC5 (Assessing the impact of development on designated and non-designated heritage assets and their settings), policy DMC10 (Conversion of a heritage asset), and where appropriate, policy DMC7 (Listed Buildings). Chapter 8 of the Authority’s Design Guide Supplementary Planning Document (2007)²⁰, briefly looks at conversions and provides some good practice photographic examples.
- 7.15 DMP policy DMC10 takes the principles of the Design Guide SPD and broadens the scope to include the conversion of any heritage asset of archaeological, architectural, artistic or historic significance. It states that all work should avoid adverse effects on the heritage asset’s intrinsic character, context and setting. DMP policy DMC10 promotes adaptive re-use of heritage assets, both designated and non-designated, where the new use will not cause harm to the character, appearance, significance and landscape setting of the building.
- 7.16 For the purposes of DMP policy DMC10, the criteria in Core Strategy policy HC1 will only be met where the conversion to open market housing achieves the conservation of the asset and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting. Applications will require an assessment of impacts as set out under DMP policy DMC5 and, where appropriate, DMP policy DMC7 (Listed Buildings).
- 7.17 To determine whether the building is of sufficient historic or architectural merit to warrant conversion, the significance of the building and its setting shall be established and a Heritage Statement submitted to support a planning application and/or Listed Building Consent application (DMP policy DMC5). The Cultural Heritage Validation List²¹ provides

¹⁷ <https://www.gov.uk/government/collections/planning-practice-guidance>

¹⁸ [Core Strategy: Peak District National Park](#)

¹⁹ [Development Management Policies: Peak District National Park](#)

²⁰ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0013/90211/designguide.pdf

²¹ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0026/96515/Built-Environment-and-Archaeology.pdf#built%20environment%20and%20archaeology

information in respect of Heritage Statements and any other assessments that may be required to support a planning application and/or Listed Building Consent application, as well as how to identify a building's significance.

8 Useful sources of information

Historic England

8.1 A searchable list of heritage advice and guidance on a huge range of topics including adaptive re-use, energy efficiency, building conservation, sourcing materials, care of listed buildings and much more:

<https://historicengland.org.uk/advice/>

8.2 Specific advice and approaches for understanding farms buildings and traditional farmsteads, and for approaches to their adaptive reuse:

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

8.3 Section 5 of Historic England's 'Adapting Traditional Farm Buildings' (2017) also provides extensive advice on the scope of professional services and how to engage specialist practitioners.

<https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/>

National Amenity Societies

8.4 National Amenity Societies and other interest groups play a vital role in the conservation of the nation's heritage, and can offer advice. Local authorities are also obliged to consult amenity societies on applications for some types of work to listed buildings.

8.5 The key societies are given below, and a fuller list can be found here:

<https://historicengland.org.uk/advice/hpg/publicandheritagebodies/amenitysocieties/>

- **Society for the Protection of Ancients Buildings** <https://www.spab.org.uk/>
(SPAB has a mills section and good technical advice)
- **The Georgian Group** <https://georgiangroup.org.uk/>
- **The Victorian Society** <https://www.victoriansociety.org.uk/>

Peak District National Park Authority (PDNPA)

8.6 Local Plan (Core Strategy and Development Management Policies):

<https://www.peakdistrict.gov.uk/planning/policies-and-guides>

8.7 Appendix 4 of Development Management Policies gives guidance on the production of Heritage Statements.

8.8 Guidance for understanding farmsteads, field barns and outfarms:

<https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>.

Derbyshire Historic Buildings Trust (DHBT)

- 8.9 The DHBT Crafts Register provides details of skilled builders and other craftspeople, material suppliers and specialist advisors:
<https://www.derbyshirehistoricbuildingstrust.org.uk/crafts-register>

Conservation Accredited Structural Engineers (CARE Register)

- 8.10 The Institution of Civil Engineers (ICE) and the Institution of Structural Engineers (IStructE) jointly publish the CARE Register. This identifies civil and structural engineers who are skilled in the conservation of historic structures and sites:
<https://ice.org.uk> (search for 'CARE Register')

Institute of Historic Building Conservation (IHBC)

- 8.11 The IHBC provides a range of technical advice, and holds a number of registers for specialist trades and craftspeople:
<https://ihbc.org.uk>

Sustainable Traditional Buildings Alliance (STBA)

- 8.12 The STBA supports and provides guidance on a whole building approach to reusing, adapting or retrofitting traditional buildings. The **STBA Guidance Wheel** is a tool to aid decision making on which methods of construction are suitable for retrofitting traditional buildings; highlighting benefits and concerns of a particular measure, with links to up-to-date research:
<https://stbauk.org>

HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0321/0324 3283556	Two storey rear extension (previously approved), rear hipped roof dormer at 3 Over Road, Baslow	Householder	Delegated
NP/SM/0221/0158 3282211	Installation of a 10/97m high alpha pol equipped with 3 No. antenna and 2 No 0.3m dishes at Newfield Farm, Sheen	Written Representations	Delegated
NP/DDD/1120/1118 3281312	Double garage and store at Coach House, Leys Lane, Slayley	Written Representations	Delegated
NP/DDD/1220/1171 3285395	Change of use from agricultural (sui generis) to a residential dwelling at Oulds Barn, Greenlow, Alsop-en-le-Dale	Written Representations	Committee

2. APPEALS WITHDRAWN

No appeals have been withdrawn during this month.

3. APPEALS DECIDED

No appeal decisions have been received this month.

4. RECOMMENDATION:

To note the report.

This page is intentionally left blank