

16. LISTED BUILDING APPLICATION – ALTER THE LOCATION OF A PEDESTRIAN GATE AND THE LOCATION AND DESIGN OF EXTERIOR LIGHTS AT THE FARMHOUSE ADJACENT TO NORTH LEES HALL, HATHERSAGE. 423536, 383448 (NP/DDD/1215/1200/SPW 29.01.2016)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Site and Surroundings

The site is the farmhouse attached to North Lees Hall which is located off Birley Lane in the open countryside to the north of Hathersage. Both the Hall and the attached farmhouse are grade II* listed buildings. The site is not within a Conservation Area.

The farmhouse is constructed of natural gritstone under a stone slate roof. It has a walled garden to the front and a shared pathway with the hall from the access drive. The garden boundary walls are also constructed of natural gritstone with the stone being squared and laid in coursed on the public side flanking the shared pedestrian access and less formal in appearance on the other side as it is more random. The drystone walls are capped with half round coping stones.

Adjacent to the farmhouse to the east there is a block of trees subject to a tree preservation order.

There is a public footpath running along the farm drive adjacent to the site.

Proposal

Proposed is the relocation of a pedestrian access gateway in the farmhouse garden wall. Plans show the gateway near the Hall's main entrance blocked up and a new one created further away from the Hall close to the entrance off the farm drive. The other element of the proposal is retrospective and seeks consent for two external lights, one above the back door, the other on the gable end.

The stone for blocking up the existing gateway will be reclaimed from the new gateway that is being formed so it will match the existing.

The existing gate that will be affected is not an original design, so it is proposed to construct a new wooden gate. No details of the new gate have been submitted but is described by the applicant as having a simple yet attractive profile which is proposed to be agreed with the Authority's Conservation Officers.

The lights are a simple swan necked lantern style finished in a dark colour.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and subject to the receipt of no further representations before the expiry of the consultation period that are substantially contrary to the recommendation with any that are received being considered by the Director of Conservation and Planning in consultation with the Chair and Vice Chair of Planning Committee.

- 1. Development in complete accordance with the submitted plans and specifications subject to the following conditions or modifications.**

2. **Prior to commencing works for the proposed new gateway full details shall be provided of the new gate, gate posts, gate furniture and the finish to the gate (which should be a dark, recessive paint) for approval in writing. Once agreed in writing the development shall not be carried out otherwise than in complete accordance with the agreed details.**
3. **Prior to commencing use of the proposed new gateway, the existing gateway shall be blocked up with stonework to match the existing wall. The stone shall be reclaimed from the works to create the new gateway.**

Key Issues

- Is the proposal an acceptable design?
- Will the proposal conserve or enhance the character and appearance of the Listed Building and its setting?

History

2014 - Planning permission granted for the use of the front garden for the sale of teas and light refreshments.

Consultations

Highway Authority – No highway comments on LBC's

District Council – No response at the time the report was drafted.

Hathersage Parish Council – No response at the time the report was drafted.

PDNPA Built Environment – Support approval of the proposals, subject to the following condition:

Details to be provided of the new gate, gate posts, gate furniture and the finish to the gate, which should be a dark, recessive paint (not a stain, as proposed): these to be approved by the Authority prior to manufacture.

Historic England – No response at the time the report was drafted.

Amenity bodies - No response at the time the report was drafted.

Representations

One representation has been received which makes a general comment in surprise that the applicant the PDNPA have already started work on this important listed building without the relevant consent. They consider this rather odd, perhaps sensible in practice, that the Authority should be in breach of its regulatory systems.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L3.

Relevant Local Plan policies: LC3, LC4, LC6.

Core Strategy Policy L3 requires that development conserves and where possible enhances or reveals the significance of a historic asset. Only in exceptional circumstances would development be permitted that is likely to cause harm to the significance of any heritage asset. LPP LC6 requires that development affecting a listed building clearly demonstrates how the listed building will be preserved or enhanced and why the proposed development and related works are desirable or necessary. It does not permit development that adversely affects the character, scale, proportion, design, detailing or materials used in the listed building. Amongst other things development is not permitted if it would directly or indirectly lead to the removal, alteration or unnecessary replacements of features such as windows, doors or the replacement of original features other than with original materials and with appropriate techniques.

Core Strategy Policy GSP2 in combination with GSP4 would require conservation and enhancement to be secured by way of planning conditions or obligations.

The Authority's SPDs the 'Design Guide' and 'Detailed design guide for alterations and extensions' both have advice relating to extensions. However these both explain that the advice contained within them is outside the scope of listed buildings which requires specialist advice available from the Authority.

National Planning Policy Framework

The relationship between the Core Strategy and the National Planning Framework has also been considered and it is concluded that they are consistent because the NPPF recognises the special status of National Parks and promotes sustainable development sensitive to the locally distinctive character of its setting. Paragraph 115 explains that great weight should be given to conserving landscape and scenic beauty on National Parks which have the highest status of protection in relation to landscape and scenic beauty. Paragraph 132 of the NPPF explains 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. Paragraph 133 and 134 explain that where a proposal will harm the significance of a listed building the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Assessment

Gateway

The reason for moving the gateway to the position proposed farther away from the front door to the Hall is to improve the privacy between the Hall and the Farmhouse, particularly at times when the farmhouse garden is used to serve farmhouse teas to the public. In terms of amenity it is considered that the proposal represents an enhancement.

In terms of how this might affect the significance of the listed buildings, the application has been scrutinised by the Authority's Conservation Officers who support the scheme, subject to agreement over an appropriate detail for the gate. The use of a condition to agree these details will ensure that the significance of the listed building and its setting is conserved.

A condition will also be necessary to ensure that the existing gateway is blocked up with the reclaimed stonework to match the existing wall, prior to commencing use of the proposed new gateway. This will ensure that the existing one is not simply left in place and that the stonework matches.

Light

The lights are modest in scale and are of an appropriate traditional design suited to their location. Previous inappropriate lighting was removed prior to installation of the new lights. The Authority's Conservation Officers have supported the scheme as installed. As the light fittings are already in

place there is no need to put a time limit to begin the development if permission is granted. The lights are not considered to raise any amenity issues.

Conclusion

Considering the above, subject to conditions, the proposal is designed to a high standard and will not harm the significance of the listed building or its setting. The proposal is therefore considered to be in accordance with the policies of the development plan and the NPPF.

Human Rights

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

List of Background Papers (not previously published)

Nil