

**18. LISTED BUILDING APPLICATION – NEW ACCESS, PARKING AND GARDEN AND DEMOLITION OF BLOCKWORK OUTBUILDING AND EXTENSION TO EXISTING FARMHOUSE AT KILNHILL FARM, EDALE ROAD, HOPE. 417161, 383887 (NP/HPK/1015/1027 SPW)**

**APPLICANT: MR ADAM BRADY**

**Site and Surroundings**

Kilnhill Farm is a grade II listed building located within the Hope Conservation Area.

The property is constructed of natural gritstone with natural stone slate roof coverings. Its timber windows are, painted white and are contained by full stone surrounds.

The formal front of the property faces south east and its north-east gable end directly addresses the road. Off the other gable end is a blockwork lean-to structure with corrugated sheet roof coverings.

Opposite the rear of the dwelling there is a small range of stone-built outbuildings. The current vehicular access to the property is between the outbuildings and the dwelling, immediately to the rear of the property. The entrance to this access has a timber 5 bar gate with stone gate stoops.

Behind the outbuildings to the north there is an area of rough land which is on a slightly higher level than the existing access.

The land in general slopes up off the highway.

There is a public footpath which runs adjacent to the southern boundary of the property.

**Proposal**

The proposal is to demolish a blockwork lean-to structure attached to the south-west side of the dwelling and replace it with an extension built of natural stone to match the existing and a slate roof.

The proposal also includes creating a new access to the north of the site, and closing off the existing access, and forming a new parking area and garden with associated landscaping.

**RECOMMENDATION:**

**That the application be APPROVED subject the following conditions of modifications.**

- 1. Standard time limit**
- 2. Development in complete accordance with the amended plans ‘L(01)10 P1’, ‘L(02)01 P1’, ‘L(03)01 P1’, ‘L(03)02’ and specifications. Subject to the following conditions or modifications.**
- 3. Full details of all new facing materials for the new extension, stonework including dressings, rooflights, windows, doors and rainwater goods. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details**

4. **Submit sample of slate for roof material, once agreed the development shall be carried out in complete accordance with the agreed details.**
5. **Permanently close existing access within 1 month of commencing use of the new access hereby approved. This shall be finished with a dry stone wall made of natural gritstone to match the existing, the existing stone gate posts shall remain in situ.**
6. **Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earthmounding, terracing, walling (including heights), gates, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling, gates or surfacing shown on the approved plan shall be completed before the extension hereby approved is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.**
7. **Gate for the new access shall be a timber 5 bar gate with natural gritstone gate piers, full details to be submitted for approval in writing, once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.**
8. **Full details of the proposed internal door, including new lintel and architraving, between the house and proposed extension shall be submitted to the Authority for approval in writing. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.**

### **Key Issues**

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

### **History**

In 2014 the applicants made a pre-application enquiry to the Authority in relation to removal of the blockwork lean-to and replacement with an extension along with new access arrangements. The response raised no objection in principle to re-locating the access as the existing access has very poor visibility, but Officers suggested that at that stage it looked very engineered and could harm the setting of the listed building. Officers welcomed retention of the existing gate-post and blocking the current vehicular entrance with stone. The proposal to remove the breeze block extension was also welcomed and Officers had no objection in principle to a replacement extension. However, at that stage there were concerns about the design of the extension.

In 2015 an application for the access, and replacement extension, was submitted and subsequently withdrawn following concerns about the design, and because amendments would be necessary. The application was withdrawn because the amendments required meant that they would have to be considered via a different application. This has led to the current submission.

## **Consultations**

Highway Authority – No comments on Listed Building.  
Borough Council – No response to date.

Parish (Town) Council – No response to listed building consent application. Response received on corresponding planning application.

PDNPA Built Environment – Detailed comments provided and available on the application file. In summary – No objections in principle but requested amendments to the detailing of the extension and roof lights , and further information about the internal door, access and landscaping.

Amenity bodies – No response to date.

Historic England - This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

## **Main Policies**

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

Relevant Local Plan policies: LC3, LC4, LC5, 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 the significance of any heritage asset. Local Plan Policy (LPP) LC5 would not permit development that failed to conserve or enhance the character or appearance of the Conservation Area. 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.

Local Plan Policy LH4 would not permit development that harmed the character and appearance of the original dwelling or harmed the amenity of the site or neighbouring properties.

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. Para 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. Para 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. Para 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

The proposed extension will enhance the site by removal of the existing block work lean-to which at present detracts from the character and appearance of the listed building and its Conservation Area setting.

The design of the extension in terms of its scale and massing follows quite closely the advice of the Authority's Conservation Officers (this was provided during the course of a previous application). The advice led to the previous application being withdrawn to work towards the current resubmission.

It is worth noting that the width of the gable of the extension is wider than the standard gable width for traditional buildings in the area. However in this instance, the proposed gable width will sit harmoniously with the host building. The proposed scale, mass and size of the new extension will not harm the architectural and historic interest of the historic building or its setting. The articulation of the proposed extension and its single storey height enables the proposed extension to be subservient to the host building.

As submitted the fenestration details needed some amendments, particularly the detailing to the gable end and the roof lights.

The required amendments have been provided in an amended scheme, and Officers are now satisfied that the extension represents an enhancement to the site and that its design and detailing is appropriate for the listed building and the Conservation Area.

It is also noted that the materials for the roof is stated as natural slate, which is presumed to be a blue slate. Whilst the dwellings roof is clad with natural stone (grey) slate using a natural blue slate on the extension will not harm the character of the listed building as the difference in materials will also allow the building to be read as a later addition, furthermore natural blue slate is part of the local vernacular.

Planning conditions will be needed to agree details of windows, doors including lintels and surrounds to external wall faces, slates, roof-lights, details of the internal door and surround between the house and proposed extension. This is in the interests of the character and appearance of the listed building and its Conservation Area setting.

The scheme on the whole raises no amenity issues in terms of the impact of the extension, new access, garden or other landscaping.

The existing access is substandard; the proposed access would be an improvement in highways terms. The Highway Authority has raised no objections to the corresponding planning proposal, and the Authority's Officers consider that it is acceptable in terms of its impact on the setting of the listed building and the Conservation Area.

Detailed pre-application discussions have been carried out on the re-siting of the access, with the Authority's Conservation Officers. Moving the access as shown will not harm the setting of the listed building or the Conservation Area. Officers had some concern that the submitted details did not make it clear what how the access will appear in relation to the varying levels over the site, and that it was not clear of the various levels proposed. Additional plans have been submitted which show cross sections through the site and provide clarity on these matters, but raise some further questions in relation to the terracing of the garden area and heights of retaining walls. Officers consider that these details can be refined and resolved via planning conditions which require landscaping details to be agreed.

Planning conditions will be needed to ensure that existing gate posts are retained in their original location and the access closed with stone walling to match the existing. This will help with retaining the significance of the listed building as the site of the original access will still clearly be able to be read by their retention in situ. The Authority will also need to agree details of the new boundary walls and parking area in terms of the materials and landscaping to ensure they are appropriate in the setting of the listed building and Conservation Area. This can be achieved via an appropriate planning condition.

### **Conclusion**

Considering the above subject to conditions, the proposal will not harm the significance of the listed building or its setting including the Conservation Area and is designed to a high standard that will enhance the site. 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