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**16. FULL APPLICATION: ERECTION OF THREE GRITSTONE GATE POSTS AND A  
TIMBER LOG STORE AT THE FORMER GOLDCREST ENGINEERING SITE, MAIN ROAD,  
STANTON IN PEAK (NP/DDD/0116/0030 P.2530 424025/364344 22/03/2016/DH)**

**APPLICANT: PETER HUNT**

**Site and Surroundings**

This application concerns works that have been carried out to the front and side of the new house built on the site of the former Goldcrest Engineering Works. The new house is located on the north western edge of the village of Stanton on sloping land behind the houses which run alongside Main Road and is accessed by a narrow lane which is shared with three residential properties. The new house is sited approximately 40m to the north of Main Road and lies within the designated Conservation Area.

The nearest neighbouring properties to the new house are West View and Brae Cottage which stand on Main Road at either side of the entrance to the application site, approximately 35m from the new dwelling; they have access to their rears along the site entrance. The Byres, which is 40m to the north-west, is accessed by the same narrow lane as the application site. The lane is owned by the applicant, but as The Byres' access is directly in front of the new dwelling so this property is the one which would be most likely to be directly affected by any works carried out at the new dwelling.

**Proposal**

The current application seeks retrospective planning permission for (i) the erection of a log store of timber construction adjacent to the new house; (ii) and a solid gritstone gate post that acts as an end piece to finish the wall which has been constructed close to the vehicular access for The Byres on the western side of the main vehicular access from Main Street; and (iii) a pair of solid gritstone gate posts sited either side of the main vehicular access from Main Street approximately 15m back from the edge of the road.

**RECOMMENDATION:**

**That the application be APPROVED.**

**Key Issues**

- Whether the gate posts detract from the character, appearance or amenities of the local area, harm the valued characteristics of the surrounding Conservation Area, or adversely affect the amenities of the neighbouring properties.

**History**

The following planning history is the most relevant to the current application following the closure of the former Goldcrest Engineering Works in 2007.

2009: NP/DDD/1208/1109 - Demolition of former engineering works and erection of a 3 bedroom house of a contemporary design - Granted subject to conditions, permitted development rights removed.

2011: NP/NMA/0411/0294 - Non-material amendments to NP/DDD/1208/1109 to alter cladding from copper to lead, relocation of garage and retention of boundary walls – Accepted.

2012: NP/DDD/0112/0075 - Renewal of NP/DDD/1208/1109 – Granted subject to conditions.

2012: NP/NMA/0912/0890 – Non-material amendments to NP/DDD/1208/1109 to vary window design, add two additional windows, change the cladding materials from lead (as approved by NP/NMA/0411/0294) to zinc, alteration to the garage roof, and add a fourth bedroom – Accepted.

2013: NP/NMA/0513/0428 - Non-material amendments to NP/DDD/1208/1109 to alter windows and relocate door in east elevation – Amendments accepted,

2015: NP/NMA/0115/0069 - Non-material amendment to application NP/DDD/0112/0075 to include the addition of one copper cladding panel to front (south) elevation. Addition of solid front door to south elevation. Change of window and door frame colour from Anthracite Grey to RAL8000 – Amendments accepted.

2015: NP/DIS/0115/0070 - Discharge of conditions 1 to 13 from application NP/DDD/0112/0075 – Conditions partly discharged.

2015: NP/DDD/0215/0074 - Change of use of 'croft' to domestic curtilage, erection of gritstone clad retaining wall and associated ground works – Refused. Subsequent appeal allowed with conditions.

2015: NP/DIS/1115/1116 - Discharge of condition 2 on appeal decision (re: NP/DDD/0215/0074) – Condition not discharged.

### **Consultations**

Derbyshire County Council (Highway Authority) - No objection

Derbyshire Dales District Council – No response to date

National Park Authority (Conservation Officer) – No objections to the log store and arched top gate post (wall end piece) because it is considered they do not harm the character or appearance of the Conservation Area, nor will they impact on the setting of any listed buildings in the locality.

With regard to the pair of gate posts, the Authority's Conservation Officer has no objection to the principle of gate piers as they help terminate and punctuate boundary walls but does question if they are necessary in this instance, particularly as they have an awkward relationship with the boundary walls at the front (south) of the site. The Authority's Conservation Officer goes on to say that the Stanton in Peak Conservation Area Appraisal notes that the yellow-brown stone [of the local gritstone] is a key element in the appearance of the village and the new gateposts appear to be in line with this. However, the design of the gate piers appear discordant as they do not respond to their immediate context, i.e. vernacular drystone walls with copings packed on end or half round copings, or a modernist approach reflecting the parent building. Instead, cues for the design of the new gate piers have been taken from the gate-piers at the entrance to Stanton Hall.

The Stanton Hall gate piers relate to their setting, flanked by dressed stone walls with copings, and also reflect the status/nature of the site they help contain. As referred to above, another negative factor of the new gate piers is their relationship with the existing boundary walls, particularly the west pier and attached section of stone wall with the adjacent boundary wall. In addition, the new gate piers contrast with the appearance of the boundary walls and stand out because they are formed from new stone and have no patina but the dressing to the stone should help the piers to weather quickly. In summary, the entrance to the site would be improved if the gate piers were removed and the land made good. However, the works proposed in this planning application will not impact on the setting of any listed buildings and will have a neutral impact on the character and appearance of the Stanton in Peak Conservation Area.

National Park Authority (Landscape Architect) - No objections to the log store or the low half round gate post, but does have some concerns about the large gate posts saying:

*“They are a large intrusive feature in this part of the conservation area and are totally unnecessary. If an ownership boundary was required this could have been achieved by the use of a line of setts. The gate posts are positioned part way along a wall and do not mimic the design of a traditional gated entrance, but serve no function as gates are not being provided. The large posts are also out of keeping for the modern building that they form the entrance to. However due to their position there are limited views of the posts between existing housing although they can be seen from the main road in Stanton”.*

Stanton in Peak Parish Council - Object to the gritstone posts which are incongruous with their setting and not in keeping with the Home Farm section of the Stanton in Peak Conservation Area. They state that all other posts on this side of the highway are rough-hewn stone and those put in do not match and appear out of context with the house. The Parish Council also express disappointment to see yet another retrospective application on this site but does not comment on the log store or the wall end piece in any further detail.

### **Representations**

During the consultation period, the Authority has received four representations regarding the application, which all object to the erection of the pair of gate posts, but make no mention of the log store or wall end piece. They all refer to the fact that the application is retrospective. The objections to the pair of gate posts all relate to their position and design as follows:

- The placement, which is half way along a wall (abutting the wall) rather than at the end of a wall as is more common with gate posts, is odd.
- There are no gates attached to the gate posts, so they appear to serve no useful purpose other than for display.
- Both the style and the stonework are at odds with the old stone wall that they are positioned next to.
- The gate posts seem to define a boundary which gives the impression that the new development is the only property through the gateposts.
- The gate posts narrow the access for deliveries and workmen.
- The gate posts are referred to as being classical, ostentatious, grandiose, modern, urban, ugly, and out of proportion.
- The gate posts are not in keeping with their surroundings or with the rural and rustic appearance of other aspects of the Home Farm area of the Stanton in Peak Conservation Area where all the other gate posts in the area are of a rough, farm style, nor in keeping with the style of the new dwelling.

### **Main Policies**

Relevant Core Strategy policies include: GSP1, GSP2, GSP3, DS1 & L3

Relevant Local Plan policies include: LC4, LC5 & LH4

Paragraph 115 of the Framework states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage, which is consistent with the aims and objectives of policies GSP1, GSP2 and L1 of the Core Strategy. The Framework states that local planning authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, including safe and suitable access provisions. These provisions are consistent with the requirements of Policy GSP3 and saved Local Plan policies LC4 and LH4, which set out a range of criteria to assess the suitability of all new development within the National Park.

The Framework also states that the conservation of heritage assets in a manner appropriate to their significance forms one of 12 core planning principles whilst Paragraph 132 of the Framework states that great weight should be given to the conservation of a designated heritage asset and that the more important the asset, the greater the weight should be. These provisions are consistent with the criteria for assessing development that would affect the setting of a Conservation Area, which are set out in policy L3 of the Core Strategy and saved Local Plan policy LC5. Policies in the emerging Development Plan Document also reiterate the need to carefully assess proposals that may have an impact on the significance of designated heritage assets.

### **Assessment**

The timber log store, the end piece to an existing wall and the two gritstone gate posts have already been erected on site so this application seeks retrospective planning permission for these items. However, the end piece and the timber log store are particularly minor items in terms of their size and scale and the timber store is also of an appropriate design for this type of structure and is discreetly located adjacent to the new house. The retention of these two items would not be unneighbourly and they have a negligible impact on the character and appearance of the new house and no impact on the Conservation Area. Moreover, there have been no local objections to these items. Therefore, insofar as either the gritstone end piece or timber log store are development that require planning permission, there are no objections to the retention of either item. Consequently, the key issue in the determination of this application is whether the retention of the two gritstone piers would be appropriate with regard to their impact on the character, appearance and amenities of the area.

In the first instance, it is clear that the gate posts do not reflect the character of the new dwelling on the site of the former Goldcrest Engineering Works, which is of contemporary design, or the character of this part of the designated Conservation Area, which is more typical of the local building tradition. The design of the gate posts is actually based on the existing gate posts at Stanton Hall and as a result, they appear to be rather ornate and somewhat grandiose in their immediate surroundings. Moreover, the posts do not have gates attached, or pintles for gates and whilst they do provide demarcation of the boundary of land in ownership, they are ornamental in character, which means that they do appear to be an incongruous form of development within the designated Conservation Area that is poorly related to the new house.

However, the gate posts are set back a distance of approximately 15m from the side of Main Road and are only visible from the road when looking directly down the access towards the new house. Therefore, they have a very limited impact on the overall appearance of the surrounding Conservation Area and a negligible impact on the wider landscape. Although the protection for designated Conservation Areas does not apply solely to the public realm, the posts do not have a significant visual impact and therefore do not harm the character of the Conservation Area. Consequently, the retention of the two gate posts would not conflict with the objectives of conservation policies in the Development Plan or the Framework with regard to their appearance.

In terms of amenity, the gate posts are not unneighbourly as they do not have any impact on the living conditions of any of the neighbouring properties by virtue of their size or design because of where they are sited. The posts however do narrow the width of the vehicular access from Main Road by virtue of their siting and this issue has been raised in representations. However, the access has not previously been wide enough to accommodate vehicles passing each other so the retention of the gate posts would not materially alter the pre-existing access arrangements for normal domestic vehicles going to and from the new house or The Byres. There is some potential that large vehicles might be impeded by the gate posts but it is difficult to see that the site would be suitable for large vehicles to enter and manoeuvre even if the gate posts were to be removed. The access appears to be wide enough to allow access for emergency vehicles. Furthermore, the Highway Authority has no objection to the proposals.

### **Conclusion**

It is therefore concluded that the retention of the gate posts would not detract from the character, appearance or amenities of the local area, would not harm the valued characteristics of the surrounding Conservation Area, and would not adversely affect the amenities of the neighbouring properties. As noted above, there are no objections to the retention of the gritstone end piece and timber log store, which have a negligible impact on the character, appearance and amenities of the local area. Consequently, it is considered the current application meets the requirements of the relevant design and conservation policies in the Development Plan and national planning policies in the Framework and is recommended for approval.

In this case no conditions are required if permission were to be granted because the application is retrospective and the works have already been completed in full. The current application also only seeks planning permission for these works and does not propose any change of use of the vehicular access but permitted development rights have already been removed for development within the curtilage of the new house in any event. Therefore, there is no need for an additional condition seeking to remove permitted development rights for outbuildings, or means of enclosures on the land to the front of the new house in this case.

### **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