

13. LISTED BUILDING CONSENT: SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION, THE COACH HOUSE, MAIN STREET, GREAT LONGSTONE (NP/DDD/0916/0926 P.6191 419802/ 371936 15/09/2016 DH)

APPLICANT: MR AND MRS TAFT

Site and Surroundings

The property is a detached dwelling on the north-west side of the village of Great Longstone; it stands on the north side of Main Street to the west of the junction with Moor Road, and lies within the Great Longstone Conservation Area.

The dwelling is a conversion of the one of the former stable blocks of Longstone Hall, which was listed Grade II* in September 1951; it stands approximately 40m to the west of the Hall. Both the upper and lower stable blocks were listed Grade II in their own right in July 1967; they stand behind the high walls of the Hall grounds and have both been converted into dwellings. The nearest neighbouring properties to The Coach House are Longstone Hall, The Stable House, the Tithe Barn 23m to the north, and The Farm, which is also listed Grade II and stands on the opposite side of Main Street.

The dwelling is two storey, constructed of rubble limestone with sandstone quoins and dressings, under a cement tile roof; the ground level at the rear is higher than at the front of the dwelling. The principal elevation faces south and has a central doorway with sandstone lintel and quoins, to the left there is a two light window with chamfered mullion, and another above, to the right a cart door entrance with a rounded head, a further two light window is above the cart door. The rear elevation is largely solid with two plain glazed windows, one at ground floor level and one at first floor level, and there is one plain glazed window at first floor level in each gable. A single storey store is attached to the east gable. This has a lean-to form with a solid wall at the rear. Part of it has been brought into use as a dining room for the dwelling, with a glazed frontage, and part is in use as a garden store/workshop.

Proposal

The erection of a single-storey lean-to extension to the rear of the property. This extension would be constructed from limestone walls under a blue slate roof and would create a downstairs toilet to the property. The extension would measure 1.5 metres by 2.5 metres externally (1.2 x 1.75m internally).

RECOMMENDATION:

That the application be REFUSED for the following reason.

1. The proposed development would harm the significance of the Coach House (Grade II listed), and the setting of Longstone Hall (Grade II* listed). In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy L3, Local Plan policies LC5 and LC6 and the National Planning Policy Framework.

Key Issues

- The key issues are the impact of the proposed works on the special historic and architectural interest of the Grade II listed building and its setting.

History

NP/WED/0381/117 - Conversion of store to dwelling - Granted subject to conditions 1981

NP/WED/0486/125 – Renewal of above conversion of store to dwelling - Granted subject to conditions 1986

NP/WED/0491/194 & 195 - Planning permission and Listed Building Consent for conversion of store to dwelling - Granted subject to conditions 1991

NP/DDD/0602/310 - Erection of potting shed (retrospective) – Granted subject to conditions 2002

NP/DDD/1103/0809 & 0810 - Planning permission and Listed Building Consent for extension of shed to form greenhouse - Granted subject to conditions 2004

NP/DDD/0609/0523 - Listed Building Consent for erection of satellite dish - Granted subject to conditions 2009

NP/DDD/0416/0304 & 0305 – Planning permission and Listed Building Consent for proposed shower room extension to dwelling – Withdrawn 31 May 2016

NP/DDD/0716/0631 - Retrospective application for conversion of store to dining room and creation of kitchen store cupboard - Granted unconditionally 1 September 2016

Consultations

Highway Authority - No comments.

District Council - No response to date.

Parish Council - No objection.

PDNPA Cultural Heritage - Recommend refusal for reasons set out below.

Representations

Four letters have been received regarding the proposal, one states that the extension will not be viewable from their property and therefore they have no objections. The other three representations support the proposal, citing the following reasons:

- Extensions to such conversions add to the interest and general appeal of them
- It would not detract from the buildings historic status or appearance
- It would enhance the practicality of the dwelling
- It is essential for the applicants to maintain independent living

Main Policies

Core Strategy Policy L3 relates to cultural assets of archaeological, architectural, artistic or historic significance. It states that:

- A. Development must conserve and where appropriate enhance or reveal the significance of historic assets and their settings
- 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

- C. Proposals will be expected to meet the objectives of any strategy covering the National Park that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets

Local Plan policy LC5 relates to development in Conservation Areas, it states that applications should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and where possible enhanced.

LC6 relates to listed buildings and says that development will not be permitted if it would:

- c. Adversely affect the character, scale, proportion, design, detailing of, or materials used in the listed building or result in the loss or irreversible change to original features or other features of importance or interest
- d. In particular, development will not be permitted if it would directly, indirectly, or cumulatively lead to (i) changes to the plan form which involve removal of original walls, and;
- e. Conversion of a listed building to a use other than that for which it was designed will not be permitted unless it can accommodate the new use *without enlargement*. The new use must not involve or lead to changes to the listed building or its setting that would adversely affect its architectural or historic interest

Wider Policy Context

The above policies are also supported by the wider range of design and landscape conservation policies in the Development Plan including GSP1, GSP2 and GSP3 of the Core Strategy and LC4 of the Local Plan, which require a high standard of design that is sensitive to the locally distinctive character of the landscape setting, with particular attention paid to the proposals impact on the character and setting of buildings, the character and appearance of the National Park siting, landscaping and materials.

These policies are consistent with national planning policies in the Framework (the National Planning Policy Framework) not least because core planning principles in the Framework require local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The National Planning Policy Framework, paragraph 17, sets out 12 principles which should underpin decision making, with regard to works to listed buildings planning decisions should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Paragraph 56, attaches great importance to the design of the built environment, and paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development. Paragraph 129 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. Paragraph 134 states that 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.

Legislation

The National Park Authority has a statutory purpose under the Environment Act 1995 to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

The Planning Act 1990: 66(1) states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority Shall have special regard to the desirability of preserving the building or its setting.”

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the setting of listed buildings.

Assessment

The proposed ground floor extension would provide a downstairs toilet for the property. It is a simple lean-to form of a modest size which is clearly subservient to the dwelling. The outer walls would be constructed of natural limestone with a Hardrow tile roof, to match the host. The new extension would have just one small opening, measuring 600mm by 200mm, in the west elevation, this window is shown on the plans to have full sandstone surrounds, again, to match the detailing of the host building. As such, in general design terms, the extension is considered to be in line with policies and guidance.

By virtue of the siting of the proposed development at the rear of the building, and within the high walls which surround the Hall grounds, it would not have any impact on the special qualities of the nearby Conservation Area from public vantage points.

However, the host property is a Grade II listed building, and although it is acknowledged the extension would be sited at the rear where the ground level is higher than that of the Coach House, and is a modest size which is minimised by the differing ground level, the character and significance of the listed building and its setting, and its relationship to the Grade II* Longstone Hall and impact on the setting of the Hall, and other listed buildings in the vicinity need to be taken into account.

The early-C19th Coach House at Great Longstone is individually Grade II listed. It is situated within the curtilage of the Grade II* listed Longstone Hall and is an important element in the historic setting of the Hall, as part of the significant complex of its former ancillary outbuildings. The rear wall of the Coach House and the adjacent boundary wall (curtilage listed) form a continuous building line leading towards the Hall.

The historic form of the Coach House is as a small, simple, plain, robust, rectangular ancillary outbuilding. Although there is now an internal connection between this building and the attached former garage, externally this has had little physical impact on the original massing, scale and appearance of the Coach House: the converted single-storey structure retains its original subservient form adjacent to the Coach House gable wall, with its timber and glass front elevation set back slightly from the front elevation to the latter, enabling the main building still to be read in its original form.

The overall external footprint of the Coach House with attached garage/store has not been altered, despite the conversion taking in part of the former garage, which was not as originally approved, but which has been regularised by means of a retrospective application (NP/DDD/0716/0631). It is therefore considered that any additional extension of the Coach House beyond the existing footprint, to further expand the already-enlarged living accommodation, would result in an unacceptable level of harm to the building's historic significance, and would be contrary to LC6 (e). This is reinforced by the Authority's Design Guide, which states that, “*The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.....When converting traditional buildings, new uses should not require the construction of extensions or ancillary buildings.*”

The proposed extension will not reflect or respect the character or appearance of the Coach House and will alter its historic form and massing, breaking the continuous building line formed by the rear elevation of the building and adjacent wall, and altering the rear elevation which has a

plain, simple character and appearance. As a stable block it is unlikely that the building would have had any openings or additions to the rear elevation.

The dwelling is a conversion of the one of the former stable blocks of Longstone Hall, which is listed Grade II*, the application site stands approximately 40m to the west of the Hall. The rear elevation of the building and the Tithe Barn conversion 23m to the north, provide a frame through which the Hall is visible, it is therefore considered that any addition to the rear of the Coach House would impact on the setting of the Grade II* Hall.

No exceptional circumstances have been presented to justify the harm it is felt would result from the addition of a rear extension to the property. Although the applicants have demonstrated a potential personal need for a toilet facility on the ground floor, in the near future, they have been advised that the application is not thought to be acceptable in policy terms, and additionally, there is sufficient internal space within the converted garage to accommodate a downstairs bathroom facility. This could be wholly reversible and could be removed when no longer required to meet the immediate needs of the current occupants.

It is concluded that the proposed extension does not meet the requirements of policies L3 and LC6 because it would adversely affect the historic interest and integrity of the listed building, altering its appearance and historic character as a stable block, and enlarging the size of this historically small outbuilding.

Conclusion

It is therefore concluded that the extension will cause harm to the character, appearance and significance of the original building, its setting, and the setting of neighbouring listed buildings. Accordingly, the revised application is recommended for refusal.

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