
11. LISTED BUILDING CONSENT - SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE (NP/DDD/0117/0060 P.5142 422276/ 383530 28/04/2017 DH)

APPLICANT: MR JONATHAN BOND

Site and Surroundings

The property lies on the hillside approximately 1.5km north of the western end of the village of Hathersage. It is accessed by a 400m long shared track off the north side of Gatehouse Lane which leads up to Stanage Edge. Public Rights Of Way run to the north, south and east of the site.

The dwelling is a detached two storey house which was listed Grade II 19th February 1985. The dwelling is constructed of gritstone, under a stone slate roof. It dates from C17 with later C20 additions. The farmhouse was extensively renovated in the early 1970's, and a small extension off the north elevation was added, which was enlarged in the early 1990's. Further refurbishment works were undertaken in 2011 which included the complete refurbishment of the existing farmhouse, redevelopment of the curtilage barn, erection of outbuildings to form garages with a home office above and contemporary link structures.

The range of buildings forms a U-shape plan form following the creation of the contemporary glazed link between the stone buildings. The gardens are within the courtyard which has been created and to the east side of the house. Mature planting means that the site, although visible, is not overly prominent in the wider landscape.

The nearest neighbouring property is Upper Hurst Farmhouse, which is also listed Grade II, approximately 25m to the north-west; it is not seen in the same context as Upper Hurst which sits in a hollow in the hillside.

Proposal

Single storey extension, potting shed, garden walls and associated landscaping works.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **Completion in accordance with submitted plans and specifications**

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/0290/076 – Alterations to listed building - Granted subject to conditions 1990

NP/DDD/0896/342 - Alterations to listed building - repair and alteration to covered area - Granted subject to conditions 1996

NP/DDD/0910/0897 & 0910 - Planning permission and Listed Building Consent for extensions, alterations and improvements to dwelling and curtilage barn - Granted subject to conditions 2011

NP/DDD/0411/0362 & 0363 – Planning permission and Listed Building Consent for - Alterations and improvements to two-storey barn including part raising of roof, rebuilding of existing single storey link to form additional residential accommodation and occasional use of part for bed and breakfast accommodation. Erection of one and half storey outbuilding to form garaging in ground floor with home office above and occasional use thereof for residential courses in arts and crafts in association with the bed and breakfast accommodation. Partial alterations to alignment of existing vehicular access track – Granted subject to conditions 2012

Pre-application advice request 26417 regarding removal of Leylandi Hedges and replacement with stone walls, also a small extension to the side of the property.

NP/DDD/0117/0052 - Accompanying planning permission for this application.

Consultations

Highway Authority – No objection.

District Council – No response to date.

Parish Council – Object to the glazed extension which will impact on the listed building that has already been extensively extended. The new wall which is attached to the dwelling wall would distract from the listed building. No objection to main garden wall, potting shed and living wall provided the materials are as specified, including the sedum roof.

PDNPA Cultural Heritage: Recommend approval.

Representations

Two letters of representation have been received which both support the proposals. They both state that previous works at Upper Hurst have been delivered to the highest quality using appropriate materials and sensitively considered details. The premises have been developed to a high standard in terms of design and quality, in a way that is completely sympathetic with the setting. They believe the proposed works will be of the same high standard of craftsmanship, use of appropriate materials and attention to detail.

The representations go on to say that the proposals are considered to be entirely appropriate, well considered and will further enhance the group of buildings at Upper Hurst. The buildings and landscaping blend very well with the surrounding area. The proposed walls will help give a greater structure to the developing garden, whilst providing an element of well-considered and discreet screening.

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

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

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

Pre-application advice was requested on the proposals under enquiry reference 26417. The applications take heed of advice given at a site meeting and further meetings prior to submission of this and the accompanying application for planning permission.

Works in the garden

The removal of the Leylandi hedge within the garden of the property does not constitute development which would require any permission or consent. The erection of stone walls and a potting shed within the curtilage of the dwelling do not impact on any historic fabric and do not require Listed Building Consent, however, as they are within the curtilage of a listed building they do need planning permission as they cannot be considered to be permitted development under Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015.

The new walls are to screen the proposed potting shed which will be an improvement on the existing timber structure. These aspects of the proposals are taken in consideration as part of the whole scheme, and discussed in more detail in the accompanying application for planning permission.

Extension to house

The proposed single storey extension is off the west gable of the property, which is a modern part of the house. The side window which is to be removed to facilitate a new door to the extension is not original. The extension would be set back from the principal elevation and screened from the front by one of the proposed new garden walls. As such it is not conspicuous in the wider landscape.

The rear wall would be constructed of natural stone, the rest is a glazed structure, under a sedum roof. The contemporary design gives clear definition between the main house and the extension, and sits well within the site, which hosts a mix of traditional and contemporary styles, all complementing each other.

Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest and derives not only from a heritage asset's physical presence, but also from its setting. The Authority's Conservation Officer has visited the site at pre-application stage and assessed the impact of the proposals.

Seen in the context of the garden design and proposed walls the new extension is not considered harmful to the significance of the designated heritage asset. Nor is it considered to have a detrimental effect on the setting of the listed building, or the landscape within which it sits. The proposals are sympathetic to the design and materials and will ensure that the original building remains prominent in its setting.

It is concluded that the proposed extension complies with the requirements of policies and guidance regarding extensions to existing buildings.

The proposal also complies with L3 and LC6 because it will not adversely affect the historic interest and integrity of the listed building. The contemporary design will mean it is clearly differentiated from the main house and so will not alter its historic character and appearance to an unacceptable extent.

Amenity

By virtue of the siting of the proposed extension within the curtilage of the property, and the size and scale of the extension, the extension would not have any detrimental impact on the amenities of neighbouring properties. Therefore, it is considered that the proposal complies with the requirements of policies GSP3 and LC4 in terms of its likely impact on the amenities and enjoyment of the neighbouring properties.

Conclusion

It is therefore concluded that the application meets the requirements of policies in the Development Plan and national planning policies in the Framework. The proposals will not cause harm to the character, appearance and significance of the original building, its setting, or the wider landscape setting. Accordingly, the application is recommended for approval.

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