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**14. LISTED BUILDING CONSENT FOR WALL MOUNTED POST BOX – NORTH LEES HALL, HATHERSAGE (NP/DDD/0317/0245, P.6193, 423531 / 383438, 24/04/2017 DH)**

**Note: This application is to be determined by the Planning Committee as the property is in the ownership of the Authority**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Site and Surroundings**

North Lees Hall is located off the north side of Birley lane approximately 2km north of the centre of the village of Hathersage. It is accessed via a 360m long track which runs in a north-easterly direction off Birley Lane. The site is surrounded by open countryside, with Tain Wood to the south-east and Warren Wood to the north, both of which are open access land under the CROW Act. A Public Right Of Way runs in a south-west to north-east direction 25m to the south of the property; another runs across the rear to the north at a distance of approximately 160m from the Hall, behind a range of listed barns.

The Hall was listed Grade II\* in 1951. The C16th crenelated tower house and the lower level domestic wing attached to the north-east, are constructed of rubble gritstone and underwent significant internal restoration in 1965.

The east wing is tenanted along with the farmland and buildings, the Tower House is due to be let to a residential tenant in the near future, hence the need for a post box.

The boundary walls are gritstone with dressed copers. They are visible on the 1st edition OS map, and are considered to be curtilage listed.

**Proposal**

To wall mount a post box just inside the gate on the external wall of the access path.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

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

**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**

There is a long history of applications, the most recent and relevant being:

NP/DDD/1115/1111 - Application for use as a single dwelling – Granted subject to conditions - 15/01/2016

NP/DDD/1215/1200 - Listed Building consent - Proposal to (1) alter the location of a pedestrian gate, and (2) the location and design of exterior lights - Granted subject to conditions - 17/02/2016

NP/DDD/0116/0051 - Proposal to (1) alter the location of a pedestrian gate, and (2) the location and design of exterior lights - Granted subject to conditions - 08/03/2016

Pre-application advice was sought on the proposal under enquiry reference number 29134

### **Consultations**

Derbyshire County Council (Highways) – No objection.

Derbyshire Dales District Council – No response to date.

Hathersage Parish Council – No objection.

Peak District National Park Authority (Cultural Heritage) – No objection, no conditions necessary.

### **Main Policies**

Core Strategy policy L3 relates to cultural assets of archaeological, architectural, artistic or historic significance. It states that development must conserve and where appropriate enhance or reveal the significance of historic assets and their settings

Saved Local Plan policy 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 (if relevant)**

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.

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## **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**

This application seeks consent for a post box mounted on the internal face of the boundary wall of the property by the pedestrian access gate.

The proposed metal post box is small with a recessive dark grey matt finish. It measures 460mm by 340mm by 160mm. It is to be fastened to a wooden back-plate which in turn is fastened to the wall using wooden plugs in the joints between the stones. As such the addition of the post box will be reversible. If mortar is required it is to be a lime mortar.

Alternative locations were considered but discounted. A post box in the more conventional position of the door would entail alterations to historic fabric, and a free-standing box would be more prominent. Mounted on the rear side of the boundary wall the box will not be visible from any public vantage point, and would not have a detrimental impact on the setting of the listed building. The impact on the wall will be minimal.

It is therefore considered that the proposal complies with policies and national legislation. There is no removal of or alteration to the historic fabric of the building and the changes have a negligible impact on the setting of the building, and as such they are considered to meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Conclusion**

It is therefore concluded that the proposal will not cause significant harm to the character, appearance and significance of the original building, its setting, and the setting of neighbouring listed buildings.

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