

9. LISTED BUILDING CONSENT: CHANGE OF USE FROM PUBLIC HOUSE TO RESIDENTIAL DWELLING WITH ALTERATIONS AND DEMOLITION OF EXISTING REAR EXTENSIONS AND REPLACEMENT WITH NEW AT THE HORSESHOE INN, MARKET PLACE, LONGNOR (NP/SM/0917/0959, P7321, 408822/364938, 06/10/2017/ALN)

APPLICANT: MR ANDY HOWE

Site and Surroundings

The Horseshoe Inn is located in a prominent position in the centre of the village of Longnor, on the western side of the Market Place at the junction of Leek Road and Buxton Road. The property is a grade II listed building and is within the Longnor Conservation Area.

The building has three storeys and is constructed in coursed natural gritstone under a stone and blue clay tiled roof. The principle elevation faces south towards Leek Road. To the rear are a number of later extensions and a small yard, enclosed by a high boundary wall.

Proposal

Listed building consent is sought for works in association with the change of use of the public house to a single 6-bedroomed open market dwelling. To facilitate the change of use it is proposed to demolish the later rear extensions and replace them with new part single-storey and part two-storey lean-to extensions. The new extensions would provide a kitchen and en-suite on the ground floor and wet room on the first floor.

RECOMMENDATION:

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

1. **3 year implementation time limit.**
2. **Adopt amended plans.**
3. **Details drawings (1:2 scale) of joinery details, including finish to be submitted and agreed prior to commencement of any joinery.**
4. **Details of tile vent terminals to be submitted and agreed prior to insertion of any vent terminals.**
5. **Details of rainwater goods to be submitted and agreed.**
6. **Agree sample panel of new stonework (including head and cills to windows) and sample of stone slates/clay tiles.**
7. **Existing rear boundary wall to be lowered in accordance with approved plans without demolition and re-build and any infilling to use reclaimed stone from the wall only.**
8. **Details of any external lighting to be submitted and agreed.**
9. **Minor design details.**

Key Issues

1. **Impact on the designated heritage assets.**

History

1981 – planning permission granted for new toilets to public house.

1988 – listed building consent granted for replacement sash windows.

1995 – planning and listed building consent granted for alterations and rear extensions.

1997 – planning and listed building consent granted for alterations to provide additional letting accommodation.

January 2017 – enquiry with Built Environment Team with regard to conversion of pub to a residential dwelling.

Consultations

Parish Council – strongly objects on the following grounds:

- The application incorrectly states that there is sufficient parking available – Longnor regularly experiences a severe overload of parked cars.
- Proposals would significantly change the external appearance of the Grade II listed building which would change the character of the centre of the village.
- Road safety issues – children living there could not play safely – site is surrounded by roads and loading areas.
- Local people disagree with the assertions made regarding the previous use and history of the building.
- The village needs publicly accessible buildings to welcome visitors. Permanent removal of a public amenity should not be done without proper consultation.

Authority's Conservation Officer – concerns initially raised with regard to the submitted scheme and its impact upon the fabric of the listed building. No objections to the amended plans subject to conditions regarding the submission and agreement of design and finish of joinery, tile vent terminals and rainwater goods.

Representations

Six letters of objection have been received from local residents on the following grounds (in summary – full details are available on the public file):

- Concerns about impact upon the designated heritage asset.
- Concerns about possible 'privatisation' of the public area in front of the property.
- Submitted Heritage Statement is inaccurate with regards to the length of time the pub has been closed.
- The accommodation may be used as a guest-house/hotel, for which there is no requirement in the village.
- No off street parking is proposed and the site is in an area where there is already congestion.
- The pub is a community asset and the statement that there is 'no commercial interest' in it is premature. It has the potential to be a successful pub business.
- The Grapes has recently re-opened and is a thriving pub in the community.
- The current owners have made no effort to market the building to the licensed trade.
- The proposals are for a large house but with limited outdoor amenity space for children to play in.
- Any new housing in the village should be affordable housing for local people.
- Doubt expressed that the building was ever a residential dwelling.

Main Policies

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

Relevant Local Plan policies: LC4, LC5, LC6, LC8,

Development Plan

L3, LC5 and LC6 require that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest.

LC8 allows for the conversion of building of historic or vernacular merit to other uses provided the new use can be accommodated without harm to its character.

National Planning Policy Framework

The National Planning Policy Framework (the Framework) is a material consideration in the determination of any planning application. Paragraph 115 within the framework says that great weight should be given to conserving landscape and scenic beauty in National Park which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage should be given great weight in the National Park.

Part 12 of the NPPF addresses the historic environment in detail. Paragraph 129 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Paragraph 132 goes on to set out 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. The more important the asset, the greater the weight should be. Any harm or loss should require clear and convincing justification.

Paragraph 134 establishes that when a development 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, including securing its optimum viable use.

Legislation

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that the Local Planning Authority has a duty to have special regard for to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Assessment

Issue 3: Impact on the designated heritage assets.

The Horseshoe Inn is a grade II listed building and according for the Historic England List Entry it was originally a house. As it is a grade II Listed Building, it is a designated heritage asset. The site is within the Longnor Conservation Area, which is also a designated heritage asset. The building dates from the early 19th century and is an attractive building that occupies a prominent position in the centre of the village. It is considered that the significance of the building is

primarily its high architectural merit. It is also considered that the building makes a positive contribution to the character of the Conservation Area. Restoring the building to the use for which it was originally designed would secure its optimal viable use in accordance with the National Planning Policy Framework (NPPF).

Policies L3, LC5 and LC6 require that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. The NPPF places great weight on the conservation of designated heritage assets.

The scheme as amended shows the creation of a lounge/diner, kitchen, en-suite disabled bedroom, wetroom and utility on the ground floor, three bedrooms each en-suite on the first floor and two further bedrooms and bathroom on the second floor. As submitted the plans showed the lowering of floor levels in the rear wing of the building which resulted in the destruction of a cellar vault and the infilling of the cellar. The Conservation Officer was also concerned that the reduced floor levels would spoil the proportions of the fireplace openings in the former kitchen, leaving them suspended above floor level. Following negotiations amended plans have been received showing floor levels and the cellar left unaltered and the positions of the kitchen and disabled bedroom swapped to give level entry from the main reception rooms of the house.

The plans show the subdivision of a large room at the front of the building at first floor level to provide two bedrooms and associated wetrooms. It is considered that the subdivision resulted in less than substantial harm to the listed building mainly because of the necessity to modify the second floor structure and because it would no longer be possible to appreciate the original function of the space, but it is considered that in accordance with para 134 of the NPPF the public benefit of finding an optimum viable use for the building outweighs the harm.

As submitted the plans showed unacceptable alterations at second floor level including the provision of stairs within each of the two bedrooms to provide acceptable head height under two trusses. Amendments have now been made in consultation with the Conservation Officer which omits the stairs.

Externally initial plans to insert a number of Velux rooflights have been amended to omit them and improvements to fenestration details have been made.

The later extensions to the rear of the building have been built in an ad-hoc fashion in a way that causes harm to the significance of the designated heritage asset. Their demolition and replacement with more sensitively designed lean-to extensions is therefore welcomed in principle. The submitted plans showed the introduction of a 2.7m wide opening on the rear elevation, coupled with the reduction in height of an existing 2.5m-3m high rear boundary wall to 1.2m high. Officers consider that the boundary wall contributes to the character of the Conservation Area by creating a sense of enclosure to the narrow lane to the rear of the property. The proposed reduction in height of the wall would open up the streetscene and therefore cause harm. In addition as a consequence of its reduction in height the large glazed opening, which was out of keeping with the character of the property, would be clearly visible from the lane. It is appreciated that some reduction in the height of the wall is justified to improve the amenity to the rear yard and to improve light levels to the rear rooms. Following negotiations amended plans have been received showing the wall reduced to between 1.5m and 2.3m in height and the large glazed opening replaced with a more traditionally proportioned window.

As amended it is considered that the scheme would conserve and enhance the character of the listed building and its setting within the Conservation Area in accordance with policies HC1, L3, LC5 and LC6 and the guidance contained within section 12 of the NPPF.

Conclusion

It has been demonstrated that, as amended, the scheme would conserve and enhance the designated heritage asset in accordance with adopted policies and the application is therefore recommended for conditional 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