

**13. FULL APPLICATION - RE-ROOFING OF THE WORKSHOP AT BRUNT'S BARN  
BRUNTS BARN CENTRE, UPPER PADLEY, GRINDLEFORD (NP/DDD/0218/0112  
424671/378923 P6187 13/02/2018)**

**APPLICANT: MATT FREESTONE – PEAK DISTRICT NATIONAL PARK AUTHORITY**

**1. Site and Surroundings**

- 1.1. Brunts Barn Centre is located in Upper Padley within the designated Conservation Area, the building is not listed and there are not any listed buildings on the site. The building is constructed of natural gritstone, its roof is clad with a mix of natural blue slate and corrugated sheets. The section with the corrugated sheets is the eastern section, providing the workshop.
- 1.2. Immediately to the north of the site there is Padley Chapel which is a Grade 1 listed building. To the east there is another listed building, Padley Manor Farm, this is a Grade 2 listed building.
- 1.3. Padley Chapel also sits within an area designated as a scheduled monument, this relates to Padley Hall a medieval great house.
- 1.4. The application site is open to public view from the adjacent track, which has a public right of way. It is also open to view in the wider landscape.

**2. Proposal**

- 2.1. The proposal is to replace the corrugated sheets on the building with another corrugated sheet, finished in a dark grey (A/Grey 00A11).
- 2.2. The replacement sheet is made of metal, with a plasticoat finish, the wavelength of the corrugation is shorter than the existing sheets, full details of which are included with the application.
- 2.3. There is an error on the annotation on the submitted plans which states a powder coated finish for the sheets. The applicant has confirmed that the finish they are seeking permission for is in fact the plasticoat finish seen at the pre application enquiry stage. A sample of the finish has been provided as part of the application.

**3. RECOMMENDATION**

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

1. **Standard time limit.**
2. **Development in complete accordance with the submitted plans and specifications.**
3. **Factory colour coated sheets finished as per the submitted sample 'A/Grey 00A11' and permanently so maintained.**

**4. Key Issues**

- Design, impact on the character and appearance of the building and its setting including the designated Conservation Area, the nearby listed buildings and the Scheduled Monument. Does the proposal affect the significance of these heritage assets?

## **5. Relevant Planning History**

- 5.1. In 1979 planning permission was granted for change of use of a barn to Ranger Briefing Centre and Base for Conservation Volunteers. Officer note that at this time the eastern section of the barn already had corrugated sheet roofing.
- 5.2. Pre application discussions have been carried out with the applicant to ascertain if permission is required and to discuss detailing.
- 5.3. A like for like replacement would not need planning permission, as it would not materially alter the appearance of the building and would not be development. However, the applicant sought to take this opportunity to enhance the character of the building by replacing the untreated corrugated sheets with a dark coloured sheet and one with a shorter wavelength. As this would alter the appearance of the building officers have advised that planning permission would be required.
- 5.4. Officers discussed the use of natural blue slate to match the rest of the building but this was not considered acceptable, as it would mean upgrading the roof structure to take the additional weight of the slate. Fibre cement sheets finished in a dark colour have also been discounted on the same basis. The metal sheets proposed are longer lasting, easier to maintain and lighter on the structure.

## **6. Consultations**

- 6.1. Derbyshire County Council (Highways) – No objection
- 6.2. Grindleford Parish Council – Reservations about the use of corrugated metal sheeting to replace the existing roof. As the building is no longer in agricultural use, blue slates to match the rest of the existing roofing of the building would be more in keeping with the location and the nearby Listed building of Padley Chapel.
- 6.3. Derbyshire Dales District Council – No response to date.

## **7. Representations**

- 7.1. None have been received.

## **8. Policies**

- 8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

### National Planning Policy Framework

8.2. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

8.3. Para 115 of the NPPF states that *'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

### Development Plan policies

8.4. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

8.5. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.

8.6. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

8.7. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

8.8. L3 deals with heritage assets including Conservation Areas, the setting of listed buildings and Scheduled Monuments and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.

8.9. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5, LC6 LC15 and LC16.

8.10. Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to *inter alia* (i) scale, form,

mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.

- 8.11. Local Plan Policy LC5 deals with development in Conservation Areas and also with development that affects the setting of a Conservation Area or important views into or out of the area. It requires that as part of the application it is demonstrated how the proposal will conserve and enhance the character and appearance of the Conservation Area. The following matters are taken into account, form and layout of the area including views into or out of it and open spaces; scale, height, form and massing of the development and existing buildings to which it relates; locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; the nature and quality of materials.
- 8.12. LC6 Would not permit development that harmed the setting of a listed building. LC16 sets out the criteria for development to be considered against where they would affect amongst other things Scheduled Monuments.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, GSP4, L1, L3.

Relevant Local Plan (LP) policies: LC3, LC4, LC5, LC6, LC16.

## 9. **Assessment**

### Design

- 9.1. Brunts Barn is of historic and vernacular merit and contributes positively to the character and appearance of the Conservation Area and also the setting of the adjacent Grade1 listed building Padley Chapel and the Scheduled Monument. This proposal is to replace the corrugated sheets on the workshop area of Brunts Barn with metal corrugated sheets that have a dark grey plasticcoat finish. The existing sheets are matt in appearance, but the plasticcoat finish is not matt. A matt finish would be preferable, but the finish of the plasticcoat has some texturing to it, which should reduce sheen.
- 9.2. As the existing sheets are an untreated fibre cement sheet they have a relatively light appearance, much of it has weathered and its appearance softened, however there are some sections where the sheets have been replaced and these stand out, giving the existing roof an inconsistent appearance. The proposed change of the whole of the roof material for the workshop area to a dark grey plasticcoat finish as per the submitted sample is therefore considered to offer a minor enhancement to the character and appearance of the barn and its setting, including the Conservation Area and setting of the adjacent listed building and will not affect the Scheduled Monument.
- 9.3. Officers have encouraged the use of natural blue slate to match the existing, however they are cost prohibitive as the roof structure would need upgrading. Officers note the parish council's reservation in relation to use of another corrugated sheet, and their preference for natural blue slate. Although this is preferable, it is not a viable alternative.
- 9.4. Considering that the proposal does offer a minor enhancement it is considered to be acceptable in terms of its design and will offer a minor enhancement to the National Park's landscape.

### Heritage Assets.

- 9.5. The proposal is not considered to harm the significance of the barn or its setting including the Conservation Area, nearby listed buildings and Scheduled Monument. The proposal also offers a minor enhancement and is therefore considered to be in accordance with the policies of the development plan insofar as they relate to heritage assets.

Amenity

9.6. The proposal does not raise any amenity issues.

Highway Considerations

9.7. None

**10. Conclusion**

10.1. Subject to conditions the proposal is considered to be in accordance with the policies of the development plan.

**11. Human Rights**

11.1. This application does not raise any human rights issues.

**12. List of Background Papers** (not previously published)

None

**Report Author, Job Title and Publication Date**

Steven Wigglesworth. Planner