

13. FULL APPLICATION – DEMOLITION OF A SMALL SECTION OF THE EXISTING GARDEN WALL/HEDGE TO ALLOW THE WALL TO BE RE-BUILT (TO MATCH EXISTING) FURTHER BACK AND AMENDMENTS TO SURFACING AT THE COTTAGE, BUTTS ROAD, BAKEWELL (NP/DDD/1018/0950) SC)

APPLICANT: MR GEORGE EDWARDS

Site and Surroundings

1. The Cottage is a grade II listed property (owned by the Haddon Estate) constructed of a mix of limestone/gritstone rubble, under a red tiled roof and sited on the east side of Butts Road close to the where it narrows gradually to pedestrian access. Sited close to the property are Bakewell Cottage Nursing home to the north and Hoyle Court to the east, Butts and Woodside Cottages (both listed) sit opposite, with Holly Bank Cottage to the south. The property and its associated garden lie within the Bakewell Conservation Area.

Proposal

2. Permission is being sought to re-site part of the garden boundary wall, close to the front door of the cottage. The re-sited part of the drystone walling would be pushed back to align with the corner corner of the cottage. In addition, improvements would be made to the surfacing and drainage gully to the enlarged area created by the relocated boundary wall and paved in new granite cobbles.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory Time Limit.**
2. **Construct in accordance with the amended plans, subject to the following conditions;**
3. **All new walling shall be laid and pointed to match the existing walling, with half round copings to be dry laid.**
4. **Privet hedge to be reinstated behind re-aligned walling.**

Key Issues

3. The effect of the proposed development on the character and appearance of the listed dwelling, the setting within the Conservation Area, neighbour amenity and highway safety.

Relevant Planning history

4. 2018 - ENQ\31921: Pre - Application advice sought and responded with positive feedback on amended plans.
5. 2017 - Listed Building Consent: NP/DDD/0617/0677 - Withdrawn.
6. 2017 - Planning Application: NP/DDD/0617/0676 - Withdrawn.

Consultations

7. Highway Authority - No objections to amended scheme.

8. Bakewell Town Council - Object ... *'the proposal is detrimental to the Conservation area and that it is important to the streetscene not to encourage additional parking at this site by the alterations suggested'*.

Representations

9. One letter of support has been received. The reason for support can be summarised as the need for additional parking provision.

Main Policies

10. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3
11. Relevant Local Plan policies: LC4, LC5, LH4, LT11

National Policy

12. 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: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and 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.
13. The National Planning Policy Framework (NPPF) has been revised (Published 19 February 2019). This replaces the previous document (2012) 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 particular,
14. Paragraph 172 asserts that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
15. Whilst Paragraph 193 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
16. 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. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

17. Core Strategy
18. GSP1, GSP2, jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

19. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
20. DS1 supports extensions and alterations to existing buildings in principle, subject to satisfactory scale, design and external appearance.
21. L3 deals with Cultural Heritage Assets. Explaining that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting.
22. Saved Local Plan
23. LC4 states that development will not normally be permitted where it would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area. Further stating, that an appropriate scale, siting, landscaping, use of materials and a high standard of design will be required if consent is to be granted.
24. LC5 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
25. LH4 states that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
26. LT11 says that the design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas.
27. Supplementary Planning Guidance is provided in the 1987, 2007 & 2014 Design Guides.

Assessment

Potential impact of the development on the Listed Building

28. Section 16 of the revised NPPF sets out guidance for conserving the historic environment, Paragraph 189 states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
29. The existing boundary wall runs in a north south direction along the west boundary of the site and separates the garden area from the immediate highway. The wall itself is approximately one metre in height and surmounted by a privet hedge around two metres tall. When approaching The Cottage from the north, the garden wall and hedging narrows the view where Butts Road eventually becomes a pedestrian path and enjoys an informal character, produced by the restricted carriageway and lack of pavements. By re-siting the wall as proposed, its appearance when viewed from this aspect would appear little altered. However, it would allow the front elevation of the dwelling to be exposed to public view, which is considered, would be an enhancement to the wider street frontage. Combined with the surfacing materials of granite cobbles for the proposed area of land exposed by the re-alignment, and a more formal laid out entrance to the building, the scheme would represent a general improvement in relation to the setting of the listed

building, whilst helping to conserve the character and appearance of the Conservation Area.

30. Subject to conditions relating to the re-alignment of the wall, reinstating any lost hedging and the appropriate use of materials for the surfacing of the ground adjacent to the front of the cottage, it is considered the proposed scheme by virtue of its scale, design and use of materials would not harm the significance of the designated heritage assets, therefore according with policies LC4, LC5 & LC6 in these respects.

Potential impact on residential amenity

31. Due to the moderate scale of the proposed development, it is considered there would be no harm to the the amenity or quiet enjoyment of the occupants of neighbouring dwellings. Consequently, the proposal accords with policies GSP3 & LC4 in respect of the impact on the residential amenity of neighbouring occupiers.

Highway safety

32. With the re-alignment of the boundary wall, the development would increase the area to the front of the property, allowing the occupiers to park a vehicle with less intrusion into the adjacent highway. This would improve vehicular and pedestrian safety in the locality, particularly by easing the passing of vehicles to properties further along Butts Lane to the south.
33. The Highways Authority has raised no objections to the amended scheme. The Highways Authority does however; state that any works in advance of the front face of the building are within adopted highway, therefore the nature of such works and the choice of materials would all be subject to separate Highway Authority consent. Consequently and subject to the applicant gaining the necessary separate highway approval, the scheme is considered would not give rise to any significant highway concerns, therefore according with policy LT11 in particular.

Conclusion

34. The proposed re-alignment of the stone boundary wall and the re-surfacing and modification of the ground to the front of the property would not result in harm to the significance of the host Grade II Listed Building, whilst preserving the character of the Bakewell Conservation Area within which it is sited. In addition, there would be no adverse effect on neighbouring residential amenity or highway safety. Consequently, the scheme is considered in accordance with Development Plan Policies and guidance contained within section 16 of the National Planning Policy Framework. Therefore, the application is recommended for approval subject to appropriate conditions.

Human Rights

35. Any human rights issues have been considered and addressed in the preparation of this report.
36. List of Background Papers (not previously published)
37. Nil
38. **Report Author** – Steve Coombes, Planning officer