

11. LISTED BUILDING CONSENT APPLICATION – RETROSPECTIVE LISTED BUILDING CONSENT FOR EXISTING 1980S SIDE PORCH (CONSERVATORY) EXTENSION, ALTERATIONS TO THE EXISTING WINDOW FRAMES, NEW TRADITIONAL TIMBER FRAME WINDOWS TO THE SOUTH WEST REAR ELEVATION AND RE-SITING BLUE PLAQUE AT TOWNHEAD FARM, RAKES LANE, TISSINGTON (NP/DDD/0219/0114, ALN)

APPLICANT: MR & MRS C CARR

Note: One of the applicants is a member of the National Park Authority and therefore the application cannot be delegated.

Summary

1. The application proposes the retention of a lean-to extension and alterations to the listed building. Following amendments that have been made during the course of the application we consider that the proposals would conserve and enhance the heritage asset. The application is recommended for approval.

Site and surroundings

2. Townhead Farm is located on the northern edge of Tissington village, on the western side of Rakes Road. It is grade II listed building. It sits within the Tissington Conservation Area.

Proposal

3. This application seeks listed building consent for the following:
 - I. A single storey lean-to extension was erected during the early 1980s on the north-west facing gable end of the listed building. Neither planning permission nor listed building consent were sought at the time. This application seeks to retain the extension.
 - II. Replacement of modern window frames within the rear (south west) elevation).
 - III. Relocation of a blue plaque on the rear (south west) elevation.

As the extension has already been built, retrospective consent is sought for this element of the application.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. All approved works which are not retrospective to be completed within 12 months of the date of this permission.
2. Development to be carried out in accordance with specified amended plans.

Key Issues

- The impact of the proposals upon the special qualities of the grade II listed building.

History

There is no planning history relating to the application site.

Consultations

4. Highway Authority – no response to date.
5. Parish Council – no response to date
6. Authority's Conservation Officer – no objections to amended plans

Representations

7. One letter has been received during the consultation period. The letter supports the proposals without giving reasons.

Main policies

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

Relevant Development Management Policies: DMC3 and DMC7.

Legislation

8. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that Local Planning Authorities have a duty to have special regard to preserving Listed Buildings.
9. Section 72 sets out that Local Planning Authorities have a duty to have special regard to preserving or enhancing the character of conservation areas.

National planning policy framework

10. 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.
11. The National Planning Policy Framework (NPPF) has been revised (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 Paragraph 172 states 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.
12. As the development relates to a listed building within a conservation area, section 16 of the NPPF is particularly relevant. 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.

13. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies Document 2019. 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 with regard to the issues that are raised.

Development plan

14. Core Strategy policies GSP1, GSP2 and GSP3 together say that all development in the National Park must be consistent with the National Park's legal purposes and duty and that the Sandford Principle will be applied where there is conflict. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon and development which would enhance the valued characteristics of the National Park will be permitted. Particular attention will be paid to impact on the character and setting of buildings, siting, landscaping and building materials, design in accordance with the Design Guide and the impact upon living conditions of local communities. CS policy GSP4 highlights that the National Park Authority will consider using planning conditions or obligations to secure the achievement of its spatial outcomes.
15. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
16. Development Management Policy DMC7 states that applications affecting a listed building should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.
17. Development Management Policy DMC3 provides detailed criteria to assess design and landscaping.

Assessment

Impact on the Special Qualities of the Listed Building

18. The lean-to extension off the north-east facing gable end of the house is a modest, single storey structure which does not harm the significance of the listed building. The extension has three pairs of modern casement windows. Each casement has storm proof detailing and is subdivided into six panes. The proposal is to replace these windows with flush fitting units which is welcome. As submitted the plans showed each window with a top hung transom light which is untraditional and not acceptable. Following negotiations amended plans have been received to show a pair of side hung casements which is acceptable.
19. The existing modern door detracts from the extension and in turn from the listed building. Following negotiations additional/amended details have been provided for a replacement door. The new door would be a simple boarded door with a rectangular glazed panel which is more in keeping with the character of the listed building.
20. Three window frames in the rear (south west) elevation have been replaced without the benefit of the listed building consent. The proposals are to replace all three with more

appropriate traditional frames. As amended we consider that all three windows would enhance the character of the grade II listed building.

21. Finally a blue plaque, listing the existing and former owners of the property has been fixed to a dressed gritstone lintel above one of the windows discussed above. The submitted plans show the plaque removed from the stone lintel and the fixing holes made good with a lime mortar. The plaque would be repositioned to a more appropriate site on the wall to one side of the window.

Conclusion

22. We conclude that as amended the proposal will conserve and enhance the significance of the listed building and would conserve the character of the Tissington Conservation Area. The proposal is in accordance with policies GSP3, L3, DMC3 and DMC7 and the guidance contained within section 16 of the NPPF. Consequently the proposals are recommended for approval. Given that at present the extension, window frames and plaque are unauthorised, a condition that requires all additional works to be completed within 12 months of the date of the permission is considered to be reasonable and necessary.

Human Rights

23. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

24. Nil
25. Report Author – Andrea Needham, Senior Planner