

13. LISTED BUILDING APPLICATION – REPLACEMENT OF INTERNAL TIMBER DOORS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL – NP/DDD/0120/0043 - LB

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY, MS J WHITEHEAD

Summary

1. Application to replace two flush plain timber doors.

Site and Surroundings

2. Aldern House is a grade II listed building and the main office of the Peak District National Park Authority located on Baslow Road, 700 metres north from the centre of Bakewell. The original house has been extended over the years with a mix of local gritstone with concrete 'mock' Gritstone under a slate roof. Internally, the stair hall has a late 19 century tiled floor and staircase with panelled newels and moulded handrails. The building, on an elevated position, consists of mainly office space with access to the public into a reception area. The building is set within its own grounds with large gardens to the front of the building and a tiered car park to the north west.

Proposal

3. A listed building application has been submitted to remove two existing solid plain doors. Protect the existing door surrounds and frame allowing for minor modifications to install an intumescent strip. Install two FD30 timber 4 panel doors with safety glazing.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with submitted location plan and amended section and elevation drawing number '002'.**

Key Issue

4. Design, scale, impact upon the heritage asset.

History

5. A range of applications have been previously submitted and approved for various extensions, alterations and repairs to Aldern House.

Consultations

6. Derbyshire County Council, Highways: N/A
7. PDNPA Built Environment Officers: Comments based on amended plans - The new doors will be an enhancement on the existing and therefore accord with local and national planning policy and the Planning (Listed Buildings and Conservation Areas) Act 1990,).
8. Derbyshire Dales District Council: No response to date
9. Bakewell Town Council: No objection

Representations

10. The Authority has not received any letters of representation for this application.

National Planning Policy Framework (NPPF)

11. Relevant Core Strategy policies: GSP1, GSP3, DS1, L3

12. Relevant Development Management Plan policies: DMC3, DMC5, DMC7

13. 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.

14. 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.

15. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. 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

Core Strategy

16. GSP1 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies 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.

17. GSP3 - *Development Management Principles*. 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.

18. DS1 - *Development Strategy*. Supports extension / alterations in principle subject to satisfactory scale and design.

19. L3 – *Development Strategy for Cultural Heritage Assets*. States that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.

Development Management Policies

20. DMC3 sets out that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
21. DMC5 assess the impact of development on designated and non designated heritage assets and their settings.
22. DMC7 states that development to a listed building should not adversely affect the character and be of an appropriate scale, proportion, design so not to harm the listed building or result in the loss or irreversible change to original features or other features of importance or interest.

Assessment

23. This listed building application seeks consent for the replacement of two modern plain doors to the former reception rooms at Aldern House. These ground floor rooms are at the front (south) of the building, both accessed of the entrance hall.
24. The doors to these rooms are 20th century introductions of no heritage significance and their utilitarian design has a negative impact on the buildings architectural value. The proposed four panelled doors are more in keeping with the age and appearance of this part of the building.
25. The proposed door design will be an enhancement on the existing and will have an off white paint finish. The mouldings (on the amended drawing '002') to the lower panels form part of the door structure which is in keeping with the panelling to the main principle staircase.
26. The door furniture on the amended drawing (002) raises no objection.
27. The new doors will be an enhancement on the existing and do not detract from the heritage asset and therefore accord with local and national planning policy.

Conclusion

28. It is concluded that after carrying out amendments to the door panelling and proposed door furniture the replacement doors accord with the advice provided by the Conservation Officer resulting in enhancement which would conserve and not detract from the significance of the heritage asset. The works would be sympathetic and would not have an adverse affect on Aldern House. The works are in accordance with the relevant core strategy policies, GSP1, GSP3, DS1, L3 and the relevant Development Management policies DMC3, DMC5 and DMC7 and the guidance contained within section 16 of the NPPF.

Human Rights

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

30. List of Background Papers (not previously published)

31. Nil

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