

14. FULL APPLICATION –STAINLESS STEEL POWDER COATED FENCE PANEL AND SWING GATE AT PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0220/0121 TM)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Site and Surroundings

1. Aldern House is a Grade II listed building dating from c.1820, which was originally designed and occupied as a house and is now in a mixed use of commercial and the main office of the Peak District National Park Authority. The original house has been extended over the years with a mix of local gritstone with concrete 'mock' Gritstone under a slate roof. 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. The building is located on Baslow Road, on northern edge of Bakewell, within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
2. The nearest neighbouring properties are The Mullions, Baslow Road located 100m west and Meadow Bank, Baslow Road located 100m north-west of the proposed site.

Proposal

3. The applicant seeks full planning permission the erection of a stainless steel powder coated fence and a stainless steel powder coated swing gate.
4. The proposed fence and gate would be located to the north west of the building. The fence is required to prevent access onto a steep incline to the side of the building. The gate is required to prevent unauthorised access onto the flat roof area.
5. Amended plans have been submitted (22/4/20) to change the location of the gate post to the side of the building, as per the Built Environment advice.

RECOMMENDATION

- **To APPROVE the application subject to the following conditions:**
- **The development hereby permitted shall be begun within 3 years from the date of this permission.**
- **Carry out in accordance with specified amended plans (P2760/AH/EVCP-001 REV2).**

Key Issues

6. The design, scale and the impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park.

Relevant Planning History

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

Consultations

8. Derbyshire County Council (Highways): No objections
9. Derbyshire Dales District Council: No response to date

10. Bakewell Town Council: No objections
11. PDNPA - Built Environment Response: *“The fencing and gate will be to the same design as the existing railings on the steps further along the building. This is noted on the drawings as “to match existing fence on site”. The gate and fence should be the same colour as the existing railings.*
12. *As per previous advice, the post would be better mounted on the side of the building, rather than on the car park elevation as shown on the submitted drawing.*
13. *The gate has a middle rail, this has been confirmed to be required for strength of the gate. Whilst not having the rail would simplify the design, it is accepted that it is required for the security purpose of the gate.*
14. *The proposals are adjacent to a modern wing of Aldern House. The gate will be in the view of the listed building from the car park, however this is a neutral impact.*
15. *The proposals will not harm the significance of the listed building, and therefore there is no objection to the application.”*

Representations

16. During the consultation period, the Authority has not received any representations regarding the proposals.

Main Policies

17. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3
18. Relevant Development Management Plan policies: DMC3, DMC5, DMC7, DMC8, DMH7

National Planning Policy Framework

19. 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.
20. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect when first published in 2012. The latest version of the NPPF was published on 19 February 2019. 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 policies of the 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.
21. Paragraph 172 of the NPPF states that *‘Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also*

important considerations in these areas, and should be given great weight in National Parks and the Broads.'

Main Development Plan policies

22. 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.
23. 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.
24. DS1 - Development Strategy. Supports extension / alterations in principle subject to satisfactory scale and design.
25. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone.
26. Policy 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

27. 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.
28. DMC5 assess the impact of development on designated and non-designated heritage assets and their settings.
29. 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.
30. DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out, or across or through the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
31. DMH7 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.

Assessment

32. The key issues are whether the proposal would conserve the character and appearance of the Grade II listed building, the character of the Conservation Area and the special qualities of the National Park or would harm the amenities of nearby neighbouring properties.
33. The proposal is to install a 1.1m high stainless steel powder coated fence (matching existing fencing) would be located on the boundary of the staff car park (to the north west of the building). This is to prevent access to a steep slope that is currently protected by a temporary barrier. To the south side of the building a 1.8m high stainless steel powder coated gate would be installed to prevent unauthorised access to the flat roof areas of the building.
34. The submitted application is supported by a design and access statement which demonstrates that the proposed fence and gate would not harm the significance of the Grade II listed host building, its setting or wider area.
35. It is considered that the proposal would not adversely affect the setting of the Grade II listed host property or the streetscene, character of the Conservation Area. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, DMC3, DMH7, DMC8 and DMC5.

Amenity Impacts

36. It is considered that the scale of the works proposed and the separation distances between the site and neighbouring properties would not result in any negative impact to the amenity of occupiers and users of any nearby property. The proposal is considered to accord with policy DMC3 in this respect.

Conclusion

37. The proposed stainless steel powder coated fence and gate would not have an adverse impact on the significance of the Grade II listed host building, its setting or the character and visual amenity of the wider area.
38. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, DMC3, DMC8, DMC7, DMH7 and DMC5; nor will they have an unacceptable impact on the amenities of the locality and the nearest neighbouring properties, therefore there would be no effect on the amenities of neighbouring properties.
39. The proposal is in accordance with the relevant policies and guidance, therefore the current application is recommended for approval subject to conditions securing compliance with the plans and design details.

Human Rights

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

List of Background Papers (not previously published)

None

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