

6. FULL APPLICATION – CONVERSION OF THE LARGE BARN TO ONE RESIDENTIAL DWELLING, CONVERSION OF THE SMALL BARN TO ANCILLARY ACCOMMODATION / HOLIDAY ACCOMMODATION TO CHESTNUT FARMHOUSE, INTERNAL AND EXTERNAL WORKS TO THE BARNS AND HOUSE, CHANGE OF USE OF THE ASSOCIATED LAND TO RESIDENTIAL, WORKS OF HARD AND SOFT LANDSCAPING, CAR PARKING, AND OTHER WORKS INCIDENTAL TO THE APPLICATION PROPOSALS AT CHESTNUT CENTRE, SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH, (NP/HPK/0420/0301 AM)

APPLICANT: MR AND MRS HEAP

Summary

1. The Chestnut centre is located in open countryside on Sheffield road north east of Chapel-en-le-frith. The site is currently unoccupied but benefits from planning permission for use as a conservation and wildlife park open to the public.
2. This application proposes the conversion and alterations to the existing Grade II listed farmhouse and two former barns to create one ancillary / holiday dwelling and one market dwelling.
3. The application demonstrates that the development will conserve and enhance the significance of the listed farmhouse and barns and conserve the valued characteristics of the National Park.
4. We recommend that the application is granted permission subject to conditions.

Site and Surroundings

5. The Chestnut Centre is located in open countryside off Sheffield Road, 1.5km north east of Chapel-en-le-frith and 300m south of the hamlet around Ford Hall.
6. The centre is currently un-occupied but benefits from planning permission for use as a wildlife centre, which utilised the existing buildings, and the associated land for parking. The wildlife enclosures were located along a section of the river to the north and accessed along the historic drive associated with Ford Hall. The site is located within the designated Slackhall and Ford Hall Conservation Area.
7. The site includes three buildings; a Grade II listed former Quaker burial ground, historic gates, the access and part of the parking areas for the wildlife centre. The buildings include: Chestnut Farmhouse, a Grade II listed dwellinghouse located adjacent to the highway (the farmhouse); a two storey barn last used as an education centre with toilets and changing facilities (the large barn) and a smaller barn last used as an office (the small barn). The barns and gateposts are curtilage listed in respect of the farmhouse and Ford Hall respectively.
8. The nearest neighbouring property is Toll Barn Cottage, a Grade II listed dwellinghouse to the west of the site. Slacke Hall Farm, a Grade II listed farmhouse is located to the south of the site.

Proposal

9. The conversion of the large barn to a market dwelling. The conversion of the small barn to ancillary accommodation / holiday accommodation for the farmhouse. External and internal alterations to the buildings and landscaping.
10. The proposed works to the farmhouse include replacement external and internal doors, new floor finishes, replacement of handrails and balustrading to staircase, replacement of existing roof light, replacement kitchen, bathroom and soil vent pipe.
11. The small barn would be converted to ancillary accommodation / holiday accommodation to the farmhouse. This would comprise a kitchen and living room at ground floor and a single

bedroom at first floor. New timber windows and doors are proposed along with flue and soil vent pipe.

12. The large barn would be converted to a three-bedroom market dwelling. This would comprise three bedrooms and two bathrooms at first floor and living accommodation at ground floor. New timber window and doors are proposed along with flue and soil vent pipes. The existing roof lights would be removed and one additional window opening would be created to the north elevation.
13. Landscaping is proposed to create parking areas and gardens for the dwellings. An electric vehicle charging point is proposed for each dwelling.

RECOMMENDATION

That the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Implementation of tree protection measures before any other development commences.**
- 4. Agreement of construction compound, parking and storage before any other development commences.**
- 5. Agreement of detailed landscaping plan (including tree and shrub species, walls, gates and hardstanding). Implementation before first occupation of the development.**
- 6. Development to be carried out in accordance with protected species report and details of enhancement measures for bats and birds to be agreed and implemented before first occupation of the development.**
- 7. Management plan for the removal or management of Schedule 9 non-native species on site to be agreed and implemented before the first occupation of the development.**
- 8. Agreement of external lighting scheme prior to installation.**
- 9. Electric vehicle charging points to be installed before first occupation of the development in accordance with details to be agreed.**
- 10. Parking and bin storage areas to be laid out and constructed prior to first occupation of the development.**
- 11. Notwithstanding approved plans, no permission is granted for roof light to farmhouse. The existing roof light shall not be replaced other than in accordance with revised plans showing a single conservation roof light which shall have first been submitted to and approved by the National Park Authority.**
- 12. Notwithstanding approved plans the window to elevation 04 of building C (opening C-W11 on drawing PL-234) shall not be installed other than in accordance with revised plans (including frame design, opening mechanism and obscure glazing) which shall have first been submitted to and approved by the National Park Authority.**
- 13. No works to expose the fireplace within the small barn shall be undertaken other than in accordance with a method statement, which shall have first been submitted to and approved in writing. Thereafter, full details of new fireplace and associated works to be agreed in writing.**

14. **Minor design details including: window and door finishes and furniture; rainwater goods; soil vent pipes (to be internal); flues and vents and floor finishes.**
15. **Restrict occupancy of small barn to ancillary or holiday accommodation ancillary to the farmhouse.**
16. **Remove domestic permitted development rights for hardstanding, outbuildings, gates, fences, walls or other means of enclosure.**
17. **Restrict domestic curtilages to areas shown on approved plans.**

Key Issues

- The impact of the proposed development upon the significance of the Grade II listed buildings and their setting.

Relevant Planning History

Pre-application advice has been sought prior to the submission of the application. We advised that in principle the conversion of the historic buildings was acceptable subject to a detailed design that conserved the significance of the buildings and the amenity of occupants.

The removal of the enclosures, ticket office and parking areas and replacement with a single market dwelling may be acceptable as the site is previously developed land. Any development would need to demonstrate significant enhancement in accordance with policy GSP2. A sub-terrain approach may be acceptable but care is needed to ensure a seamless approach with the topography and a design that minimised visual impact.

2007: Appeal against planning conditions imposed by the 2006 permission. Conditions 4 and 5 were deleted. These conditions sought to restrict total visitor numbers per annum and at any one time.

2006: Planning permission granted conditionally for change of use to conservation and wildlife park and formation of additional car parking area.

1989: Planning permission granted conditionally for otter breeding enclosures.

1988: Planning permission granted conditionally for erection of building to accommodate residential groups.

1986: Planning permission granted conditionally for erection of building and variation of conditions.

1984: Planning permission granted conditionally for falconry and country pursuits centre.

Consultations

14. **Parish Council**: Request we carry out a site visit to fully assess the impact a new dwelling would have on the area especially the woodland and raise concerns regarding the proposed change of use of land to residential.
15. **District Council**: No response to date.
16. **Highway Authority**: The proposals will result in a substantial reduction in vehicle movements therefore there are no objections subject to planning conditions.
17. **Natural England**: No comment.

18. PDNPA Built Environment: Considers that the works are generally appropriate and will address issues with the existing buildings. Therefore, the proposed scheme is acceptable subject to minor amendments to address the detailed design.
19. PDNPA Archaeology: The proposals raise no archaeological concerns.
20. PDNPA Ecology: No response to date.
21. PDNPA Tree Officer: No response to date.

Representations

22. Council for British Archaeology (CBA): Make the following comments:
“After assessing the application and examining the associated documentation the CBA is content that the proposed development will result in minimal harm to the significance of the Grade II Listed and curtilage listed buildings and their setting within the Conservation Area and the Peak District National Park. The CBA note that these proposals take many opportunities to better reveal the significance of the proposal site. The CBA is satisfied that the “great weight”, required by paragraph 193 of the NPPF, has been given to the buildings’ conservation and that “clear and convincing justification”, as required by paragraph 194 has been expressed for the proposed works in order to secure its sustainable future.

The CBA’s only recommendation is that the 1970s period of works be considered as a valid phase in the change and evolution of Chestnut Farm, and that all evidence of this period should not be to removed.”

Relevant Development Management Plan policies: DMC3, DMC5, DMC7 and DMC8, DMC10, DMC11, DMC12, DMC13, DMR3, DMH5, DMH6, DMH7, DMT3 and DMT8

Relevant Neighbourhood Plan policies: H3, TM1, TR1 and C2

National Planning Policy Framework

23. 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.
24. The latest version of the National Planning Policy Framework (NPPF) was published on 19 February 2019. The NPPF is a material consideration and carries 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.
25. In this case there is no conflict between our development plan policies and the NPPF Our development plan policies should therefore be afforded full weight in the determination of this application.
26. Paragraph 172 of the NPPF 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. The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Parks.
27. Para 190 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by

development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

28. Para 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

29. Para 193 of the NPPF 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.

30. Para 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, should be exceptional.

31. Substantial harm is very serious and is the greatest level of harm after total loss. Substantial harm will often lead to irreversible loss of significance to a point where the designation is likely to be compromised. All other harm falls under the umbrella of 'less than substantial harm', and it is important that this is not underestimated as harm that falls into this category can still be very damaging cumulatively or in its own right. Para 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

32. Para 199 of the NPPF states that Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Core strategy policies

33. GSP1 sets out the broad strategy for achieving our objectives having regard to the Sandford Principle. GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential.

34. 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.

35. Our conservation policies reflect the approach taken in the NPPF. Policy L3 says that development must conserve and where appropriate enhance cultural heritage assets and their setting and that other than in exceptional circumstances, development will not be

permitted where it is likely to cause harm. Policies L1 and L2 require development to conserve or enhance landscape character and biodiversity.

36. HC1 says that permission will not be granted for new housing unless there are exceptional circumstances. HC1. C. says that one such circumstance is where development is required to achieve the conservation or enhancement of a listed building. RT2 allows for holiday accommodation created by conversion of a building of vernacular merit.
37. CC1 says that development must be designed in accordance with the energy hierarchy and be designed to maximise reductions in energy and water consumption to mitigate the impacts of climate change.

Development management policies

38. DMC3 says that where development is acceptable in principle, it will be permitted if 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.
39. DMC5 makes the submission of a heritage statement with applications a policy requirement and reflects policies in the NPPF by requiring great weight to be given to the conservation of heritage assets, weighing harm against public benefits.
40. DMC7 and DMC8 say that applications affecting a listed buildings and conservation areas should be determined in accordance with DMC5 and clearly demonstrate how the significance of the affected heritage assets will be preserved and why the proposed development is desirable or necessary. DMC7 C. and D set out specific types of alterations to listed buildings that will not be permitted. DMC10 is specifically relevant for conversions of heritage assets.
41. In considering whether to grant permission for the proposals, we are obliged to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses. We must give great weight to the desirability of conserving a designated heritage asset weighing against any public benefit where harm is less than substantial.
42. Policies DMC11 and DMC12 require applications to include sufficient information to enable an assessment of impact upon designated sites and protected species. Development must conserve and enhance protected sites and species unless there are exceptional circumstances. DMC13 requires sufficient information to enable an assessment on trees to be made.
43. Policy DMR3 says that where holiday accommodation is acceptable in the open countryside it will be subject to a 28 day occupancy condition. DMH5 allows for the conversion of an outbuilding close to a dwelling to ancillary dwelling use in principle provided that it will not harm amenity or the character and appearance of the site and provided that the new accommodation will remain within the curtilage of the main house with shared access, services and remain under the control of the main dwelling.
44. DMH6 allows for the re-development of previously development land for housing if it conserves and enhances the valued character of the built environment or landscape on, or adjacent to the site. DMH7 allows for extensions and alterations to dwellings in principle if they do not harm the character, appearance or amenity of the existing building, dominate the existing dwelling or amount to the creation of a separate independent dwelling.
45. DMT3 and DMT8 require safe access and adequate off-street parking provision.

Neighbourhood plan policies

46. Policy H3 sets detailed design criteria for new housing which must be of a high quality that reflects and distinguishes the attractive characteristics of settlements within the parish.
47. Policy TM1 says that applications for tourism related uses will be welcomed.
48. Policy TR1 says that applications must demonstrate safe walking and cycle routes with consideration of access to services and the countryside, public transport links, demonstrate the impacts of the traffic arising from the development and address any impacts.
49. Policy C2 says that proposals that would result in a significant net loss in biodiversity will not be accepted. Proposals that achieve a net gain will be supported.

Assessment

Principle

50. The farmhouse is a Grade II listed building and the barns are curtilage listed in association. The application proposes alterations to the farmhouse and the conversion of the barns to create one holiday / ancillary dwelling and one market dwelling.
51. Our policies allow for the proposed conversions in principle if the development is required to achieve the conservation or enhancement of the listed buildings and their setting. Therefore, the key issue is the impact of the proposed development upon the listed buildings and their setting within the conservation area.

Impact of proposed development

52. The buildings are located in a group close to the junction and together form a historic farmstead formerly associated with Ford Hall. A heritage statement has been submitted to inform the development in accordance with policy DMC5.
53. The proposals to the farmhouse are relatively minor in nature and the replacement of the existing doors and handrail / balustrading to the staircase will provide an enhancement to the building.
54. The application proposes a new two-pane roof light to the rear elevation. This would replace an existing roof light, which is unauthorised. There is no objection in principle to a new roof light in this position but the proposed two pane light is wide and has a horizontal form. A single pane conservation roof light would be acceptable and we would recommend that this detail is secured by planning condition along with other minor design details as recommended by our Conservation Officer. With these conditions the development would be acceptable.
55. The small barn would be converted to a single bedroom dwelling ancillary to the farmhouse. This building has been significantly altered internally and externally when it was converted to its current use as an office for the centre. The proposed works would introduce more appropriate window and door frames, remove timber wall lining and replace with lime plaster. The existing structural steel work would be removed with new timber purlins installed.
56. The proposed works would result in enhancement to the small barn subject to conditions to secure minor design details as recommended by our Conservation Officer. There is no objection to the use of the barn as ancillary accommodation or holiday accommodation given its close relationship to the farmhouse. A planning condition would be necessary to secure occupancy would be necessary in accordance with policy DMR3.
57. The large barn would be converted to a three-bedroom market. This building has also been significantly altered internally and externally when it was converted to its current use as classrooms, changing rooms and toilets for the centre. The roof structure, floors and internal walls of the building are modern. The proposed works would introduce more appropriate

window and door frames and remove the modern roof lights. The existing structural steel work would be removed with new timber purlins installed.

58. The proposed works would result in enhancement to the large barn subject to conditions to secure minor design details as recommended by our Conservation Officer. The long barn is very close to the farmhouse and therefore conditions are required to secure the amended plans, which ensure that occupants of the dwellings will not overlook each other or occupants of the neighbouring lodge.
59. The Council for British Archaeology request we consider retaining the steel roof structure in the barns as this represents the most recent chapter in the use of the buildings. We acknowledge that this structure does represent the conversion works that took place during the later 20th century; however, we consider that the steel structure significantly detracts from the character of the building and that it would be preferable to take the opportunity to install a more appropriate timber roof structure.
60. The farmhouse and small barn would be provided with a modest curtilage and four parking spaces adjacent to the access. Landscaping including new paving and tree and hedge planting is proposed.
61. The dwelling within the large barn would be provided with a curtilage in the former yard area. Two parking spaces are proposed accessed from the historic driveway. New tree and hedge planting is proposed. An area of land to the north of the proposed curtilage, formerly used as an outdoor seating area by the centre is proposed to be returned to the woodland with new tree and shrub planting carried out. There are no objections to the proposed landscaping which will conserve the setting of the buildings subject to the approval of details.
62. We therefore conclude that subject to conditions the proposed development will result in enhancement to the significance of the buildings and their setting. The development is therefore in accordance with policies L1, L3, DMC5, DMC7, DMC8, DMC10, DMH5, DMH6, DMH7, H3 and TM1.

Impact upon biodiversity and trees

63. Given the distance to nearby designated sites we agree with the submitted ecological report that the development will not impact upon any designated site.
64. There are trees with bat roosting potential within the site, which are also important in the landscape. The application proposes to retain these trees with mitigation during construction. If permission were granted, we would recommend conditions to ensure that trees are protected during construction.
65. The ecological report states that the three buildings have potential to support roosting bats but that surveys found no evidence they are currently used. The report recommends that further survey would be required if development does not commence within two years and that lighting is designed to avoid habitats used by bats. The report also recommends that bat boxes be incorporated into the development either in appropriate trees or within the buildings.
66. No bird breeding activity was identified but the report does confirm that all the buildings have the potential to support nesting birds. The report therefore recommends that any vegetation removal and external works are carried out outside of the main breeding bird season and that construction materials are store away from trees and shrubs. The report also recommends that bird boxes be incorporated into the development.
67. The report did not find any evidence of other protected species but recommends a precautionary approach during construction in respect of reptiles and mammals.
68. The protected species survey identified a cotoneaster plant potentially falling within Schedule 9 of the Wildlife and Countryside Act. This schedule identifies plants and animals that do not

occur naturally in this country but have become established and represent a threat to natural fauna and flora. The report recommends that a management plan is required for the removal or retention of the identified cotoneaster.

69. We conclude that subject to conditions to protect trees during construction, avoid the bird breeding season, agreeing external lighting and enhancements for bats and birds that the development would not harm protected species or their habitat and would secure enhancement in accordance with policies L3, DMC11, DMC12, DMC13 and C2.

Climate change and sustainable building

70. There are limited opportunities to incorporate energy and water saving measures into the development other than enhanced insulation and sustainably sourced timber as proposed. The implementation of solar or water heating panels would harm the character of the buildings and there is insufficient space for ground source or air source heat pumps without harming amenity.
71. Nevertheless, the proposed conversion of historic buildings to uses that better conserve their significance is intrinsically sustainable and the development incorporates measures to enhance the environmental performance of the building without harming significance in accordance with policy CC1. The provision of electric vehicle charging points is welcomed subject to agreement of the design and location.

Other issues

72. The development has been designed to protect the amenity of the occupants of the proposed dwellings and that of the neighbouring toll house. Care is needed in regard to the window facing towards the toll house to ensure that there is no overlooking. We would recommend a condition to agree precise details of the frame design and obscure glazing. Subject to this, we consider that the development will not harm the amenity, privacy or security of any neighbouring property in accordance with GSP3 and DMC7.
73. The development would be provided with adequate parking and we agree with the Highway Authority that there are no objections to use of the existing access given that the development will result in significantly less trip generation than the existing use. If permission were granted, we would recommend planning conditions to agree the construction compound, secure parking provision and bin storage. The development is therefore in accordance with DMT3 and DMT8.
74. The development would have links to the countryside but given the relatively remote location would not have any close link to nearby settlements (policy TR1). However, this must be balanced against the potential benefits of the development, which can only be achieved on site.

Conclusion

75. Subject to conditions, the proposed development would conserve and enhance the significance of the Grade II listed farmhouse, adjacent barns and their setting. The development would conserve the landscape and biodiversity of the site.
76. The development would incorporate appropriate climate change mitigation measures and not harm the amenity of neighbouring properties or highway safety.
77. Therefore having taken into account all matters raised we consider that subject to conditions the development is in accordance with the development plan. There are no other material considerations that indicate that permission should be refused. The application is therefore recommended for approval subject to conditions.

Human Rights

78. 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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