

10. LISTED BUILDING CONSENT – ALTERATIONS TO PROPERTY TO FACILITATE CHANGE OF USE OF BUILDINGS TO HOLIDAY, BED AND BREAKFAST, AND OFFICE USE. CONSTRUCTION OF PLANT ROOM, AND WASTE TREATMENT PLANT. STANTON OLD HALL, STANTON OLD HALL LANE, CONGREAVE (NP/DDD/1218/1142, MN)

APPLICANT: MR AND MRS MARK AND NIKI RAMSDEN

Summary

1. The proposed works seeks to restore and alter the listed buildings.
2. Subject to conditions the proposed works would conserve the heritage interest of the buildings in accordance with the national legislation and the Authority's adopted planning policies relating to heritage assets.
3. There are no further material considerations which would indicate that consent for the works should be refused.
4. Accordingly, the application is recommended for approval. The scope of the proposed works is broad, resulting in the need for a large number of conditions to ensure that matters of detailed design conserve the buildings' significance.

Site and surroundings

5. Stanton Old Hall is a historic farmstead located in open countryside at Congreave, approximately one kilometre north-north-east of Stanton in Peak village. It occupies an elevated and isolated position on the south side of a valley, above the River Wye. The farmstead is accessed off a dog-leg bend along Old Hall Lane.
6. The property is Grade II listed and has a 17th century core, but may incorporate earlier fabric as documentary evidence suggests it has earlier origins. The east and central bays of the Hall are the oldest and these comprises a two and ½ (garret) storey structure, single cell deep with a two bay lobby entrance plan form. The front elevation of the Hall faces south. The property was extended to the west in the late 18th century and a series of alterations and remodelling were carried out over the following two centuries. It appears that the north-east wing was added at the beginning of the 20th century, on the same footprint of an earlier wing. During the second half of the 20th century a number of unsympathetic and unauthorised works were carried out to the property.
7. The west end of the principal building is connected to a 19th century stable-block via a two storey link.
8. A detached barn of T-plan form stands to the south-west of the Hall. These structures appear to date from the 19th century. In the 1930s, the internal fittings of the ancillary buildings were stripped and their external shells altered.
9. The pigsty to the south-east of the Hall, more recently used as a store, was constructed in the late 19th century.
10. The buildings on the site are constructed from locally derived gritstone with gritstone dressings.
11. Stone slate or blue slate cover their gabled roofs. The different types of fenestration reflect the different building types, ages and adaptation.

12. The buildings are laid out in a loose courtyard arrangement with the yard (now a lawn), to the south-east.
13. Land falls to the north and north-east of the site, with the building levels following the topography.
14. East of the Hall are two rectangular fields; the south one was formerly an orchard.
15. The site is outside of any designated conservation area.
16. The property has no immediate neighbours.
17. The applicant has a lease on the property from Haddon Estate, who own it.

Proposal

18. This application seeks consent for various alterations to the Hall and agricultural buildings. Some changes to the scope of works have been altered during the course of the application. As amended, the works comprise:
 - Internal works to the main house, including repairs, some alterations to internal features, and alteration to some external openings.
 - Replacement of the link between the main house and stable building with a contemporary link.
 - Internal layout changes to the attached former stable building, and external alterations including re-opening a former doorway and replacement of rooflights. It was originally proposed to introduce an additional floor within the existing shell. This part of the proposal has since been omitted.
 - Works associated with the conversion of the western section of the freestanding barn to office (first floor) and domestic storage (ground floor).
 - Works associated with the conversion of eastern section of freestanding barn to one-bed holiday let.
 - Construction of an underground plant room behind southern corner of freestanding barn.
 - Installation of ground source heating to field to the south of the property.
 - Installation of a package treatment plant.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this consent.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted and amended plans, subject to the following further conditions and modifications.**
- 3. (a) No development shall take place until a Written Scheme of Investigation for a scheme of archaeological works has been submitted to and approved by the Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the Authority. The scheme shall include an assessment of significance and research questions; and**

**The programme and methodology of site investigation and recording;
The programme for post investigation assessment;
Provision to be made for analysis of the site investigation and recording;
Provision to be made for publication and dissemination of the analysis and records of the site investigation;
Provision to be made for archive deposition of the analysis and records of the site investigation;
Nomination of a competent person or persons/organization undertake the works set out within the Written Scheme of Investigation.**

- a. (b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
 - b. c) Within a period of 12 weeks from completion of the development the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
4. Prior to any demolition of the existing link extension an assessment of the significance of the lower part of the south facing retaining wall shall be undertaken. Full details of this assessment and any proposed alteration to the south elevation of the new link extension required to accommodate its retention (should that prove necessary) shall be submitted to and approved in writing by the Authority prior to the demolition of the existing link extension. Thereafter the development shall proceed only in accordance with the approved design.
 5. Prior to the construction of the new link extension full details of the proposed junction between it and the host buildings (including appearance, materials, and fixings) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
 6. Prior to the construction of any new staircases full details of their design and construction (including where applicable details of match boarding, stringers, handrails, fixings and any proposed structural alterations) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
 7. Prior to the replacement or installation of any new windows or doors – and notwithstanding the submitted plans in the case of the bi-fold doors proposed in the north elevation of the Hall and the pitching window and double width opening to the west gable end of the former stable – full details of their design (including glazing, frame profiles, any glazing bars, opening details, furniture, finish, fixings, and new cills and lintels where applicable) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
 8. The conversion of the internal recess in the west wall of the south projecting gable of the Hall in to a window shall be omitted from the development.
 9. Any new stonework or pointing required as a result of changes to the arrangement of external rainwater goods and other pipework shall match the

existing.

- 10. Prior to the removal or repair of any timber flooring full details of the extent of proposed replacement, the proposed timber and the method of repair shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 11. Prior to the boxing out (false lower ceiling) of any internal ceiling for the concealment of services full details (including sections showing the new lower ceiling in situ and proposed fixing and finishes) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 12. Prior to the introduction of any stone threshold to the doorway between the Kitchen and Dining Room details of its materials and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 13. The wood panelling proposed to the walls of the drawing room shall be omitted from the development.**
- 14. Prior to the cleaning of concrete from the flagstones in the drawing room and to any replacement of these flagstones details of the proposed cleaning and of the type and appearance of any proposed replacement flags shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 15. Prior to the infilling of the south-east (internal) doorway in the kitchen – and notwithstanding the approved plans – full details of the proposed treatment and design of the infill shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 16. Prior to the replacement of any ceiling beams in the kitchen a methodology for the proposed works, details of the proposed replacement beams, and details of any necessary making good of walls and ceilings shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 17. Prior to the undertaking of any new finishes to internal walls and ceilings, including the installation of any new skirting boards, details shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 18. Prior to the installation of the new partition walling in bedroom 1 details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 19. Prior to the installation of any flues, extracts, or vents of any kind full details of their routing, design, and positions shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.**
- 20. No works to bedroom 4 other than those detailed on the approved floor plans are approved by this consent.**

21. Prior to the construction of the new opening (emergency exit) between bedroom 4 and the new link extension details of the opening (including door lintel, framework, and any steps) shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
22. Prior to the reconfiguration of the section of staircase serving bedrooms 4 and 5 section plans detailing the arrangement relative to existing floors and ceilings and details of the construction of the new stairs shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
23. The glazed panes to the roof of the former stable building shall be either retained, replaced like-for-like, or replaced with an industrial type rooflight, details of which shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.
24. Prior the re-alignment of the rainwater goods attached to the former stable, amended details simplifying the routing shall be submitted to and approved in writing by the Authority prior to installation. Thereafter the development shall proceed only in accordance with the approved details.
25. Prior the installation of window (OHS1) amended details that revise its position, size, and detailing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
26. The flue proposed to the rear roof slope of the former stable building shall be omitted from the development.
27. The blocking up of the existing (lower) door opening, at the south end of the east elevation of the stable shall be of studwork construction and fixed only to existing mortar joints and finished to match the adjacent wall.
28. Prior to the construction of the external staircase to the south east gable of the barn full details of its design, including any proposed handrail, shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
29. Prior to the construction of the plant room a methodology for its construction demonstrating how the structural integrity of the barn shall be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
30. Prior to the installation of the new partition walling in any part of the barn details of its construction and fixing shall be submitted to and approved in writing by the Authority. Thereafter the development shall proceed only in accordance with the approved details.
31. Notwithstanding the approved site plans, the gates between the stable building and barn are not approved by this consent.

- 32. Notwithstanding the approved plans, the proposed greenhouse, summerhouse, and pergola shall be omitted from the development.**
- 33. Prior the excavation of any internal floor or the installation of any underfloor heating a detailed plan showing the proposed extent of underfloor heating in each room, a structural assessment supporting the proposals, and a methodology for carrying out the works shall be submitted to and approved in writing by the Authority. The structural assessment shall include details of any necessary consolidation works, and the methodology shall include details of how floors will be lifted, stored and replaced, of how finished floor levels will be retained, of how pipework will be routed through the buildings, and of any new proposed floor coverings. Thereafter the underfloor heating shall be restricted to only the identified areas and shall be installed only in accordance with the approved details.**
- 34. Should the excavation of trial pits be required to inform the structural assessment required to support the underfloor heating proposals, the proposed position and methodology of these trial pits shall be submitted to and approved in writing by the Authority prior to their excavation. Thereafter the trial pits shall be undertaken only in accordance with the approved details.**

Key Issues

19. The Authority must, by virtue of S16 of the Listed Buildings Act 1990, pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

History

2018 – Planning and listed building consent applications submitted for a similar scheme of works, but with a larger area of office space proposed – withdrawn prior to determination.

2015 – Listed building consent granted for repairs to main building

Consultations

Parish Council – Raise concerns regarding increased traffic levels from the proposals, and how the site might be operated following any approved change of use after the current lease expires.

The Council also raise some concerns regarding physical works – including the addition of rooflights, provision of the new plant room, addition of a tractor store, and lack of details of proposed external lighting.

They also highlight discrepancies between application documents. These are addressed in the report where relevant and material.

Authority’s Conservation Officer – Several detailed consultation responses have been provided throughout the course of the application, along with more informal advice. The conservation officer is broadly in support the development and proposed use for the building, but recommends a number of changes and omissions to elements of the proposal and the reserving of some details. These are referenced as applicable in the assessment section of the report below. The full comments can be viewed on the Authority’s website.

PDNPA – Archaeology – Changes to historic fabric will harm the historic interest of the buildings with new openings, blocking up of existing openings, subdivision of spaces, and the introduction of new features and fabric (wood panelling in the Drawing Room, the external steps in the position, but incorrect orientation, of a lost flight on the east elevation of the barn etc. Groundworks for drainage, the water processing plant, new electricity (and other services) and the radial array and flow pipes for the ground source heat pump have the potential to encounter, damage and destroy as yet undiscovered and unrecorded archaeological remains, as do internal groundworks (for repair, underfloor heating) within the historic core and north wing of the Old Hall. This will harm archaeological interest and evidential value of the site, but not the core significance of the site. It is unfortunate that such a large amount of excavation for the proposed underground plant room extension has already taken place, as this removes any opportunity to consider the possible implications of this aspect of the proposal. Should the proposals be considered acceptable in the light of the advice from the Building Conservation Officer, and from a Planning perspective, I advise that the archaeological impacts of the proposed development detailed above can be adequately addressed through a conditioned scheme of archaeological recording and investigation. The full comments and recommended conditions can be viewed on the Authority's website.

Historic England – *“Based on the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.”*

Representations

20. 19 letters of representation has been received. 16 support the proposals whilst 3 object to them

21. The grounds for support are:

- The development would save and restore and conserve the dilapidated historic buildings
- The extent of development proposed is necessary for the restorations to be viable
- The buildings should be put to viable use, with farming having ceased at the site many years ago
- The provision of holiday accommodation would support local businesses
- Whilst the passing road is narrow and winding, traffic is slow moving as a result and it is lightly trafficked, and the development would not harm highway safety

22. The grounds for objection are:

- Additional external lighting would harm the character of the locality
- The development would generate additional noise
- The site is not served by adequate infrastructure to support the commercial development proposed, with the road being narrow and steep, having limited passing opportunities, and having dangerous junctions and corners nearby, and with no footpath.
- Additional traffic on the lane would be dangerous to walkers, horse riders, and cyclists
- The current traffic levels detailed by the submission are exaggerated
- The current use of the site as a farm could be viable

- Some of the proposed alteration would harm the appearance or significance of the listed building
- It is not practical for bed and breakfast or holiday guests to be collected locally and brought to the site, as they would not have access to meals at the site.
- The property has been rented out on a repairing lease for decades without the necessity to change it from a residential property to a business concern
- The changes and intensification of use of the site would have a detrimental impact on the property's quiet location, its setting, and its unassuming presence, harming its significance.

Main policies

23. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L2, L3, RT2, CC1, CC2.

24. Relevant Development Management Plan policies: DMC3, DMC5, DMC8, DMC10, DMC12, DMC13.

National Planning Policy Framework and National Planning Practice Guidance

25. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Adopted Development Management Policies. 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 government guidance in the NPPF with regard to the issues that are raised.

26. Paragraph 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.

27. Paragraph 189 advises that 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

28. 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.

Development plan

29. 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. Core Strategy policy GSP4 highlights that the National Park Authority will consider using planning conditions or obligations to secure the achievement of its spatial outcomes.
30. Core Strategy policy DS1 outlines the Authority's Development Strategy, and in principle permits the conversion of buildings to provide visitor accommodation and office space.
 31. Core Strategy policy CC1 requires development to make the most efficient and sustainable use of land and resources, to take account of the energy hierarchy, to achieve the highest standards of carbon reduction and water efficiency, and to be directed away from flood risk areas.
 32. Core Strategy policy CC2 states that proposals for low carbon and renewable energy development will be encouraged provided that they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.
 33. Core Strategy policy L2 states that development must conserve and enhance any sites,
 34. 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.
 35. Development Management Policy DMC3 requires development to be 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 that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
 36. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
 37. Development Management Policy DMC7 addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and address how their significance will be preserved. It goes on to detail specific aspects of development that will not be supported when dealing with applications affecting listed buildings. It advises that the only exceptions to this are where any resulting harm is less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and where it is also offset by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.
 38. It also states that where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

39. Policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
40. Development Management Policy DMC10 addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquility, dark skies, or other valued characteristics.
41. Policy DMC12 addresses sites, features or species of wildlife, geological or geomorphological importance. It states that where these are not internationally or nationally designated sites or protected species development will only be permitted where:
- (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and
 - (ii) the need for, and the benefits of, the development in that location clearly outweigh any adverse effect.
42. Development Management Policy DMC13 addresses the protection of trees, woodland or other landscape features put at risk by development. It states that trees and hedgerows, including ancient woodland and ancient and veteran trees, which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted.
43. Finally, it states that trees, woodlands and other landscape features should be protected during the course of the development.

Assessment

Impacts of the proposed works on the significance, character and appearance of the buildings

Main Hall - external

44. External changes are primarily limited to changes to openings around the buildings, with roof and other repair works having been undertaken pursuant to the listed building consent granted in 2015.
45. It was originally proposed to remove a set of French doors to the rear (north) elevation, replacing these with a window. The French doors are a modern intervention and their proposed replacement with a window was welcomed. The amended plans submitted since seek to retain the opening, replacing the doors within it. The existing doors are lawful, having been granted consent by an earlier permission, and as a result an objection to their retention cannot reasonably be upheld. However, the conservation officer advises that the proposed bi-fold doors will harm the building's significance. It is therefore recommended that notwithstanding the submitted plans details of the new doors would need to be reserved by condition if consent was granted.
46. It is proposed to replace a number of windows around the building, to which the Authority's conservation officer has raised no objections subject to detailing, which could be reserved by conditions. It is also proposed to convert what is currently an

internal recess in the west wall of the south projecting gable in to a window. Whilst the application suggests that this may have previously been a window there is no evidence to that effect, and its introduction would result in some minor harm to the buildings archaeology and significance through loss of fabric and loss of legibility of the original function and layout of the property. It is therefore recommended that this proposed intervention be omitted by condition if consent is granted.

47. A number of rooflights originally proposed have since been omitted on amended plans, which is welcomed.
48. Rationalisation of external pipework is also proposed; this is welcomed subject to any new stonework and pointing that might be required matching the existing; this could be secured by condition if consent was granted.

Main Hall – internal – dining room

49. A modern staircase is to be removed from this room, something welcomed by the Authority's conservation officer in principle as an enhancement to the buildings significance. Full details of structural works have not been provided, but the applicant has advised that they intend to replace joists that were removed to install the stair with new or reclaimed ones, and these will be accommodated in existing cut outs in the floor beam where they were removed previously to accommodate the stair. It is concluded that further detailed design matters could be reserved by condition.
50. Repairs to the timber floor are required in places due to rot and previous crude repair. Subject to details of method and materials being secured there are no objection to these works.
51. Other works proposed include boxing out an area of ceiling to accommodate services, introducing a stone threshold between the kitchen, and introduction of a door in to an existing 20th century doorway. The conservation officer raises no objection to these works subject to details being reserved by condition.
52. Underfloor heating is also proposed in this room, along with several others. To avoid repetition in relation to each room, this is addressed in a separate section of this report, below.

Main Hall – internal – drawing room

53. Wood panelling salvaged from another building is proposed to the walls of this room. The conservation officer advises that this would blur the archaeology of the building and that with the exception of a small piece of panelling at the south-east end of the room, there is no evidence that this room (formerly a kitchen / houseplace) had panelling fixed to its walls. On the basis of this advice it is recommended that this panelling be omitted from the works by condition if consent is granted.
54. The floor in this room was covered with an asphalt covering, which has been removed. The cleaning and lifting of these flagstones is proposed. The justification for this is that due to wear they have been partly levelled with concrete in places. It is intended to remove the concrete to assess if the flags can be salvaged in situ or, where they cannot, whether they can be salvaged by turning over to provide a more even surface. Where they can't, it is proposed to replace them with new flags. Subject to being undertaken with care, these works would conserve the significance of the building. Details of cleaning and replacement flags could be reserved by condition.

55. Unblocking of a former door is also proposed, and this is welcomed subject to details of the new door to be installed being reserved by condition.
56. Underfloor heating is also proposed in this room, along with several others. To avoid repetition in relation to each room, this is addressed in a separate section of this report, below.

Main Hall – internal – kitchen

57. Infilling of a doorway that was introduced in the latter half of the 20th century without consent is proposed. The blocking up of the doorway and reinstatement of the former floor plan to this area will enhance the listed building in principle, but the conservation officer raises concerns regarding the proposal to part-infill with a mullioned window, concluding this to blur the buildings archaeology. It is therefore recommended that details of this infill are reserved by condition if consent is granted.
58. It is proposed to reinstate a staircase in this room which, subject to the detailed design being confirmed, the conservation officer raises no objection to. These details should be secured by condition if consent is granted.
59. Replacement of modern ceiling beams is proposed to better support the first floor. Subject to details of a methodology that secures the buildings structural stability and of proposed materials and finishes being agreed – which could be done by condition – there is no objection to these works.

Main Hall – internal – lobby

60. Reinstatement of a former staircase and of a door in an existing doorway are proposed. Subject to details being reserved by condition there are no objections to these works.

Main Hall – internal – snug

61. Underfloor heating is proposed in this room, along with several others. To avoid repetition in relation to each room, this is addressed in a separate section of this report, below.

Bedrooms 1-3

62. Reinstatement of much of the former floor plan is proposed, including the introduction of partition walls and doors and ensuite bathrooms. Subject to securing the detailing of these interventions, and of any extraction and ventilation for the ensuite, these works are welcomed.
63. In bedroom 3 some historic lath and plaster walling would be lost, resulting in some localised harm. Some of the wall would remain however, and the improvements to floor plan are considered to outweigh this harm.

Bedroom 4

64. No proposals have been included in the application for alterations to this room – and the applicant has informally put forward only tentative suggestions as to what they may seek to do here. As noted by the conservation officer however, some works have commenced – including the removal of the ceiling which has exposed a former window. In the absence of firm proposals and for clarity, if consent is granted a condition should be imposed stating that no alterations to the ceiling or walls of this room are approved by the consent, other than those detailed on the proposed floor

plan.

65. A new doorway is proposed from this room in to the new proposed link extension. Following concerns raised by the conservation officer the applicant advises that there is evidence of a former doorway here that was served by an external stone stair, prior to the current link extension being built in the gap between the hall and stable. Further, this door is required as an emergency exit in order to comply with building regulations and allow the safe occupation of the 2nd floor bedrooms. On that basis this proposal is acceptable, subject to details of the opening being provided.

Bedroom 5

66. Changes are proposed to the staircase to bedroom 5, which also serves bedroom 4 and splits to serve each. It is apparent that the floor here has been previously altered, and the works are required to comply with Building Regulations to provide a flat square landing where the stairs split. Given that it is already unclear how the floor has been previously altered and that any loss of fabric or original floorplan would be very minor, any harm arising would be low. Details have not been provided of how the changes would appear at first floor level below however, although it is anticipated that the re-positioning of steps would be seen in the ceiling. Full details of this should be controlled by condition if consent is granted.

Replacement link

67. There is an existing link between the main hall and the stable building. This is mostly a 20th century addition, which has been constructed from stone with a slated roof. It serves to weaken the historic visual separation of the two buildings.
68. It is proposed to demolish this link, and replace it with a fully glazed link. This would much better serve to distinguish the two buildings. The lower part to the south retaining wall of the existing link may have earlier origins, and so it is recommended that a more detailed assessment of this wall is undertaken prior to the link being constructed, as it may be desirable to integrate this in to the new design. This could be secured by condition if consent was granted.
69. The link would cut across a former pitching hole opening in the stable wall; however, the same is true of the existing link roofline and so the impact here would be neutral.
70. Other matters of details such as the treatment/fixing of the junction between the link and host buildings would also need reserving by condition, as would the detailed design of the staircase.

Former stables

71. Externally, the changes are generally limited to re-opening former openings, replacement windows, and consolidation of rainwater goods. There are no objections to these works subject to conditions. An unauthorised lean-to to the rear would be demolished, which is welcomed.
72. A flue is proposed to project through the rear roof slope of the building. As shown it appears as a tall and modern projection through the roof and we agree with the conservation officers assessment that this detracts from the buildings appearance. It is also unclear whether this represents the size at which it would need to be built, as it appears narrower than would be expected for a flue serving a wood-burning stove. Nevertheless, as shown it would result in unnecessary harm to the building, with the only justification being that the fire provide a centrepiece/focal point of the room it

would serve. It is therefore recommended that this be omitted from the scheme by condition if consent is granted.

Barn

73. The replacement of windows and doors within existing openings is proposed. The plans originally showed the existing windows incorrectly, but have since been amended. Subject to securing the detailed design of all replacements by condition there is no objection to these works.
74. It is proposed to reinstate a former external staircase to a first floor doorway on the south-east end of the building. Subject to an appropriate treatment this would conserve the significance of the building.
75. Internally, modern staircases are to be removed and new ones introduced. Subject to details of the new staircases being reserved this would conserve the buildings significance.
76. In the main body of the barn a first floor is to be introduced, replacing one that previously existing but has since been removed. This reinstates the former plan and is welcomed. Details of the construction of this and any structural works required to support it have not been provided however, and so would need reserving by condition.
77. Some new partitions are proposed, but the scheme broadly conserves the open layout and historic floor plan for the barn, conserving its significance subject to the detailed design of the new partition walls and doors being reserved by condition.

Plant room

78. A new underground plant room is proposed outside of the south eastern corner of the barn. The excavation to facilitate this has already been undertaken without consent. It would be preferable for the plant room to be located within the ground floor of the barn, avoiding the need for new development in the setting of the listed building.
79. The applicant has put forward a number of arguments for the provision of the new below-ground plant room being a better option. Firstly, that according to the submitted heritage assessment the option of installing the plant room in the existing building would cause significant harm to the character of the ground floor of the building and also require damage to be caused to where service runs would break-through the wall and floor fabric. It also notes that there would also be an increased risk of damage from water damage, or fire should a fault occur within the plant room. The latter is true of any use requiring electricity or water supply to the building though of course. The identified harm to the building that would arise from installing plant in the existing building is a material consideration however; feeding pipework in to and out of an entirely new structure would avoid such harm.
80. Visually, the impact on the setting of the barn and hall would be small. Due to the rising ground adjacent to the barn the only evidence of the plant room once the land above it is restored would be a new stone-faced wall with door to the south to grant access in to it, and estate fencing above to the raised edges. This would have a very limited impact on the setting of the listed buildings. On that basis the proposals are acceptable.
81. This is subject to the submission of a methodology for the construction of the plant room that demonstrates how the structural integrity of the barn would be conserved both during and following construction, and of a detailed design for the new stone walling, fencing, and any surfacing to the roof of the plant room being agreed. These

matters could be reserved by condition.

Underfloor heating

82. Underfloor heating is proposed throughout much of the property, and would include excavation of floors to allow this to be installed. There is no objection to the principle of underfloor heating where it can be incorporated without compromising historic fabric. A brief specification and plans showing the areas where the UFH is proposed have been provided. Further details in terms of the extent of excavation, giving consideration to structural matters, how floors would be lifted, how pipework would be routed, and how floor levels would be retained would be needed prior to commencement. These could be secured by condition.

External works - general

83. The application proposes the demolition of the retaining wall opposite the front elevation of the Hall, and rebuilding it like for like. This wall contains a 17th century date-stone, probably re-sited from the house, and other features including the base of a cheese press. The retaining wall was constructed before July 1948 and it forms part of the curtilage of the structure. The listing protection afforded to the principal building therefore extends to the wall. The application does not include a conservation structural engineer's report setting out why the proposed works are necessary; and if the whole of the wall requires dismantling. Without this information, this aspect of the proposed works cannot be assessed. As a result it is recommended that this element of the works is omitted by condition if consent is granted.
84. New boundary treatments and timber gates (to the north of the stable building and south of the barn) are proposed, and raise no objection subject to details being agreed.
85. The existing metal fencing and gates between the stable building and barn were installed prior to the current tenant taking occupation of the property and are unauthorised. The submitted site plan shows these retained with alteration to open up a pedestrian access to the southern end, where stone infill currently exists. However, no elevation plans of the gates or proposed modifications have been submitted and so this element of the works cannot be fully assessed, nor could it be properly secured if consent was granted. It is therefore recommended that this element of the scheme be omitted by condition in the event of approval of the application.

Archaeological impacts

86. The Authority's Archaeologist advises that changes to historic fabric will harm the historic interest of the buildings with new openings, blocking up of existing openings, subdivision of spaces, and the introduction of new features and fabric. They also advise that groundworks for services have the potential to encounter, damage and destroy as yet undiscovered and unrecorded archaeological remains, as do internal groundworks within the historic core and north wing of the Old Hall. Whilst they advise that this will harm archaeological interest of the site, they conclude that it would not harm its core significance. They conclude that the archaeological impacts of the proposed development detailed above can be adequately addressed through a conditioned scheme of archaeological recording and investigation, should the development be concluded acceptable in the overall planning balance.
87. In terms of the planning balance, the scheme would result in the significant planning benefit of repairing and providing long term viability for the buildings, which would serve to secure their repair and maintenance.

88. Given the level of archaeological harm identified, we conclude that these benefits would outweigh the archaeological harm in this instance.

Summary of heritage and design matters

89. In summary, the building is currently in a dilapidated state and the proposed conversion would reinstate it in a sympathetic manner. As a result, subject to the conditions detailed above, the development would conserve the significance, character and appearance of the building subject to conditions. The development therefore complies with policies L3, DMC3, DMC5, DMC7, and DMC10 and the guidance within section 16 of the NPPF.

Conclusion

90. We conclude that subject to conditions and when taken as a whole the proposal will conserve the significance, character and appearance of the buildings, neighbouring amenity, highway safety, and the ecological interests of the site in accordance with policies L2, L3, DMC3, DMC5, DMC7, and DMC10.
91. There are no other policy or material considerations that would indicate that listed building consent should be refused.
92. We therefore recommend the application for conditional approval.

Human Rights

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

List of Background Papers (not previously published)

94. Nil
95. Report Author: Mark Nuttall, Senior Planner (South)