

10. LISTED BUILDING CONSENT – CHANGE OF USE OF BARNs TO CRATE 2 HOLIDAY COTTAGES WITH ASSOCIATED WORKS TO BUILDINGS; MINOR ALTERATIONS TO LISTED FARMHOUSE TO ENABLE ITS USE AS A HOLIDAY COTTAGE; ASSOCIATED WORKS TO ACCESS AT GREENWOOD FARM, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1220/1212 EG)

APPLICANT: NATIONAL TRUST

Summary

1. The application proposes the conversion of a historic Grade II listed farmstead to a total of 3 holiday lets. We consider that the proposal is sympathetic to the valued historic character and would prevent the degradation of a Grade II historic asset without infringing on the valued Dark Peak landscape character. The application is recommended for approval.
2. Revised plans were received from the applicant to resolve planning issues prior to committee submission. Any further comments from PDNPA consultations will be raised during the committee meeting.

Site and Surroundings

3. Greenwood Farm is situated in open countryside, on the hillside to the south of Hathersage Booths and the A6187 Sheffield Road and some 1.5km to the SE of the village of Hathersage and west of The National Trust Longshaw Estate. It is situated within the Dark Peak landscape area which is a unique and highly valuable landscape which projects extensive views of desolate moorlands.
4. The site is a historic farmstead dating back to 1874. It encompasses a Grade II 18th century farmhouse, two 19th century agricultural barns, a modern shed together with ancillary facilities and fields. The proximity of the L shaped traditional barns to the farmhouse means that they are curtilage listed and have a close relationship with the listed building and its character.
5. The property was formerly occupied on an agricultural tenancy which became wholly vacant in 2017. The farmhouse and associated barns remain unchanged since their last occupancy. The barns still have evidence of agricultural use. Much of the associated land in the tenancy was surrendered in 2010 due to ill health and the lease of this land to other established farmers is still in place. Since vacancy, the farmhouse and barns have remained empty.
6. The farmstead exhibits characteristics typical of the Peak District National Park character and especially that of the Dark Peak moorland valleys as the farmstead sits on sloping moorlands. The gradient falls in a south westerly direction which has allowed the barns to be developed historically with some two storey elements without appearing overly obtrusive to the landscape.
7. The farmstead benefits from extensive uninterrupted views of the natural landscape to the south east. The buildings are constructed to a good standard in high quality gritstone with quoins, deep lintels and stone slate roofing of diminishing course and thickness. These qualities contribute to its vernacular appearance and the resulting traditional agricultural character has largely been preserved through its listed status.
8. The farmhouse has previously been extended in 1987 which also included replacement windows and doors. The works increased the size of the main farmhouse

sympathetically.

9. Access to Greenwood Farm is situated off a bend of the A6187 Sheffield Road. It is a private single track access shared by only one other property. The track also carries a popular public right of way footpath which is a route for those walking south west towards the River Derwent and also along the track which continues all the way south to Grindleford Train Station.

Proposal

10. Listed Building Consent for alterations to the listed house to facilitate its use as a holiday let along with the alterations and change of use of the two curtilage listed barns to form 2 holiday lets.
11. This will involve internal and external alterations to the Grade II listed farmhouse and the curtilage listed agricultural barns. In the main farmhouse, internal alterations to layout are proposed including new walls, repairs and rewiring and a new front door. The barns, still in their agricultural form, will require more extensive works to domesticate them for occupation. There will be replacement windows and doors, one new window opening and rooflight and internal alterations to create habitable areas including rewiring and restoration.
12. The application is submitted with a heritage statement and a historic farmstead assessment which highlight the historic architectural and archaeological significance of the site.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year time limit**
2. **In accordance with amended plans**
3. **Conditions to secure detailed design matters including the securing detailed programme of works to PDNPA built environment (pipework and electric routing to listed buildings etc.)**
4. **Conditions to secure archaeological recording**

Key Issues

- The impact of development upon the significance of the listed buildings and their setting

History

1987: Extension to farmhouse & Listed Building Consent for the works – Granted conditionally

2014: Outstanding enforcement regarding the historic listed building 20th century glazed door replaced by half glazed in 2007. Can be addressed through this application.

2019: Enquiry re general external repairs and repairs to windows – advice given by Conservation Officer outlining that Listed Building Consent would be required for any works and would have to be on a like for like basis.

2020: Enquiry re the change of use into three units of holiday accommodation with associated works – Advice was given in regards to the proposed works and what would be more likely to make the proposal acceptable.

Consultations

13. **Derbyshire Dales District Council** – No response.
14. **Hathersage Parish Council** – No separate response specific to the Listed Building application.
15. **PNDPA Historic Environment** – Comments are summarised as:
16. Greenwood Farm is a Grade II listed building that was designated on 19th February 1985. The associated barns/agricultural buildings are curtilage listed. Care should be taken when remodelling and routing any new services to the buildings. Historic floor coverings and other materials should be reused but further detail is needed. The removal of the modern tractor shed will enhance the range of traditional farm buildings.
17. Overall the proposals work with the buildings form but there are areas that could be improved e.g. design of some of the glazing, rooflights and wall insulation with boarding that will negatively affect the character of the building. These areas should be revised. External landscaping and surfacing should be limited so that the buildings do not become over domesticated. Further information about some details of the scheme should be conditioned.
18. **PDNPA Archaeology** – Comments are summarised as:
19. The historic farmstead is comprised of a listed 18th century farmhouse, a number of historic traditional farm buildings dating to the 19th century, and a modern structure. Greenwood Farm has a high level of historic interest as a complete example of a historic farmstead, with all traditional farm buildings and historic features surviving. There is visible phasing of development and features that associate it with historic gritstone industry. It has a moderate level of archaeological significance as the buildings have potential to help understand the origins of the site. Further special study would be required. There is low belowground archaeological value.
20. The removal of the modern stock tractor shed will better reveal the significance of the farmstead. The whole scheme is largely sensitive to the core interest of the site. Introduction of too much domesticated paraphernalia in the curtilage of the buildings should be minimised.
21. In sum, there will be minor harm to the significance as a result of conversion. Building recording should be undertaken prior to development.

Representations

22. A total of 18 written representations were received for the planning application 1220/1211. 3 of these comments were also submitted to the listed building consent. Comments from the main planning application are also considered for the listed building consent due to their relevance to the effect on the listed building. 6 comments were in support but some of these noted concerns regarding elements of the scheme. The supporting comments relevant to this LBC application are summarised as:

- Will prevent a historic building from decay / dilapidation
- Boost to local economy / clientele for local business

23. 12 further comments were received as a general or opposing comment. The reasons objecting to the scheme are as follows:

- Light pollution,
- Loss of peaceful character, loss of landscape character
- Loss of agricultural character and heritage
- Over-intensive use of the properties

Relevant Planning Policy

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be 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 East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'

25. Paragraph 172 of the NPPF states that 'great weight should be given to conserving 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 landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

26. 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.

27. 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.
28. 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.
29. 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 grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
30. 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.

Peak District National Park Policies

31. 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:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
32. 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.

Relevant Core Strategy policies: L3

Relevant Local Plan policies: DMC5, DMC7, DMC10.

33. 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). GPS1 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.
34. 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.
35. Policy L3 states that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. Development will not be permitted that will cause harm to an asset, except in exceptional circumstances.
36. Policy DMC5 pays specific attention to the value of designated and non-designated heritage assets, which refers to buildings that have architectural and historic significance, indicating that development must conserve and enhance the value of these assets and their setting. Reasonable evidence must be submitted and any works must be justified as desirable and necessary in the context of the National Park. Development that threatens heritage value will be refused.
37. DMC7 elaborates on this, requiring that applications should clarify how the significance of listed buildings will be preserved. Development will not be permitted if it will result in the removal of original detailing, the unnecessary alteration of windows and doors or works that propose materials and detailing which is not appropriate to a listed building.
38. Policy DMC10 refers to the conditions in which heritage assets can be converted to other uses. It specifies that conversion will be permitted provided the building is capable of the conversion; it does not involve major rebuild or inappropriate changes to appearance, character or the wider landscape; and the change of use will better conserve the asset.

Assessment

Principle of the Development

39. Greenwood Farm encompasses a Grade II listed farmhouse and curtilage listed barns. It is therefore a historic farmstead and is considered a designated heritage asset of national importance. Local and national planning policies are clear that while extensions and alterations to designated heritage assets such as listed buildings are acceptable in principle, the development and works must conserve or enhance the significance of the affected heritage assets.
40. There is a strong presumption against development or works which would have a harmful impact upon significance unless harm is outweighed by public benefits arising from the development or works.

41. Weight must be given to the landscape character of the Dark Peak landscape area, as the Peak District National Park operates with a 'landscape first' approach. This location offers unique views across the valley. Policy DMC5 requires that applicants submit proportionate evidence to justify works that have potential to harm or alter the impact a heritage asset and its setting.
42. Its former use as an operational agricultural holding must be considered. There is evidence of previous cattle housing in the associated barn houses as their layout remains unchanged since its previous occupation. Additionally, there is a modern agricultural building attached to the barn, accessed from the north-east elevation, though this is of no architectural or historic merit. However, the submitted evidence indicates that Greenwood Farm would not be suitable to resume operation as a working farm as it would require significant investment and upgrade, which threatens the viability of the farm.
43. The application is supported by a heritage statement which describes the buildings, their phases of development and the extent of their historical significance and features as required by policy DMC5. This is supported by consultee comments from the internal Built Environment team. The farmstead originated in the 18th century and appears isolated on the landscape. It has significant architectural value due to its traditional agricultural character and form. There is a moderate level of archaeological interest in features that reveal how the farm has developed over time. There are also built features that pay homage to the local millstone and gritstone industries in this area which are of particular interest.
44. The farmstead assessment also highlights that the farmstead has undergone previous alteration. The barns have been altered and extended in numerous phases to adapt the buildings for changing farming practices. The farmhouse itself was extended sympathetically in 1987 and underwent some internal repairs and alterations.
45. The evidence indicates that there is some historic and archaeological significance in this building that will be lost, as the internal features of the barns will no longer indicate agricultural use. However this harm would represent less than significant harm in the context of the NPPF. The works will bring some level of residential character to a traditional agricultural heritage asset.
46. In the light of the above considerations, allowing the farmstead to remain unoccupied may potentially lead it to a state of disrepair. Its current state suggests this would be likely as there are a small number of broken windows on the farmhouse and a sagging roof on the first barn. This indicates that some work to the buildings is necessary to prevent the loss of the farmstead's historic value and valued appearance.
47. The works that are necessary to support this conversion will incur a low level of harm to the historic assets which as stated above is 'less than substantial harm' using the terminology set out in the NPPF. However, public benefit would be realised in that the proposal will restore and maintain the listed assets for future enjoyment and appreciation. Provided that potential areas of harm are mitigated, the works are acceptable in principle in line with policies DMC5, DMC7 and DMC10.

Design and Impact on the Listed Buildings

Grade II Listed Farmhouse

48. Firstly, the scheme proposes works to the Grade II listed farmhouse. A new external door is proposed on the primary elevation. The replacement of this door is accepted in principle as the existing one is not of high quality, though further design detail is needed to ensure it is appropriate in its setting. This needs to be secured by condition.
49. The design and access statement notes that external repairs will be undertaken as necessary. There is evidence that some windows have already been replaced sympathetically but there is some evidence of damage to mullion windows. These should be repaired if possible, rather than replaced, subject to a full list of works prior to commencement of development.
50. Internally in the farmhouse, the applicants propose a replacement staircase, replacement internal doors and alterations to the original layout in addition to repairs and rewiring. Any works completed should be mindful not to disturb the historic fabric of the farmhouse. The alterations to layout take place in the extended area of the house meaning it will not significantly disturb the historic fabric and so is considered acceptable.

Conversion of the Barns

51. The conversion of the curtilage listed barns draw attention to the historic merits of the building by ensuring that features such as flooring and openings are preserved. One additional opening is proposed on the south west elevation of barn 2 and a new rooflight on the southeast elevation of barn 1. These are deemed acceptable as they are required to allow light into habitable rooms where it cannot be overcome by the internal layout.
52. External materials for the barns have been chosen to respect the agricultural character of the buildings, making use of timber framed windows and stone slate roofing. The application proposes stable doors which respect the agricultural character. Amendments were requested to improve some of the detailing to make better use of original openings where possible to exhibit the historic fabric, which can be seen in the revised plans.
53. Internally the layout will be altered to bring into habitable use, but will preserve features such as openings and the threshing doors to showcase its historic agricultural character. There will be some loss of its historic features to enable conversion to habitable use e.g. subdivision to create rooms and hallways.
54. The plans have also been revised in respect of a section of hayloft, initially planned for use as a mezzanine living area, which is now unconverted in order to preserve refuge habitat for bat species.
55. Plans have been revised to reflect the authority's desire to ensure that exterior landscaping is minimised and stone boundary walls are sought to define curtilage via the planning application recommendation.
56. Further detail and specification is required to ensure that historic features and fabric of the buildings are not damaged during the proposed works. These will be secured by condition and must be submitted prior to the commencement of the works.
57. The scheme proposes the removal of the existing modern tractor shed attached to the

barns. This will reveal more details of the historic building. This would be a significant enhancement to the setting of the listed buildings. A condition will be imposed to ensure that the resulting exposed stonework is of high quality.

58. In consideration of the extent of the works proposed, there will be some level of harm as a result of conversion. Albeit, the level of harm is considered low as the majority of works will take place internally and is classed as less than substantial harm which we conclude would be acceptable given it would be outweighed by the considerable public benefit in preventing a valued historic asset from further disrepair.

59. Overall, it is concluded that the proposed alterations to the house and outbuildings respects the historic and agricultural character of the main farmhouse and the agricultural holding in its entirety by minimising the extent of external alterations and by using appropriate materials which of high quality. The proposal is therefore compliant with policy L3, DMC5, DMC7 and DMC10.

Conclusion

The proposed works to convert a historic farmstead into self-catering holiday accommodation conversion and alteration of a historic farmstead has been sensitively designed to mitigate the effects of development on the Listed Buildings and their setting. Although there is inevitably a low level of harm associated as a result of any conversion to a more residential appearance, it is at risk of degradation in its current form and is no longer viable to serve as an agricultural holding. There is significant public benefit in conserving and maintaining the Listed Farmstead in a viable use which secures its long term future and which enables more people to visit the National Park and enjoy its unique and valued landscapes. This is a sensitive scheme of a high standard of design which will conserve the significance of the listed house and curtilage listed barns in accordance with national and local policy.

Human Rights

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

List of Background Papers (not previously published)

Nil

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