

9. FULL APPLICATION – CHANGE OF USE OF BARNs TO CREATE 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/1220/1211 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 to resolve planning issues just prior to committee report deadline and therefore updated comments from PDNPA consultees will be reported verbally at 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. The conversion with alterations of the L shaped traditional barns into two holiday lets. Minor alterations are also proposed to the Grade II farmhouse to facilitate its use as a holiday let. Additionally associated landscaping works to the garden and parking areas which includes removal of a modern shed alongside works to widen the access off the A6187 Sheffield Road and improve the visibility splay by removing trees the inside of the bend opposite the entrance access.
11. The conversions 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 which are covered by a separate application for Listed Building Consent.
12. The barns require more extensive works to domestic occupation with replacement windows and doors, one new window opening and rooflight along with internal alterations to create habitable areas including rewiring and restoration.
13. The application is submitted with a heritage statement, a historic farmstead assessment, Arboricultural assessments of the farmstead and access sites, a sustainability statement and an Ecological Report.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Commence development within 3 year time limit.**
- 2. Carry out in accordance with amended plans.**
- 3. Use of barn conversions regulated to holiday use only and maintained ancillary to farmhouse and in one planning unit.**
- 4. Removal of Permitted Development rights.**
- 5. Conversion to take place within the shell of the existing buildings – no rebuilding.**
- 6. Conditions to secure minor detailed design matters – soil vent pipe, rain water goods, vents, verge detail etc.**
- 7. Conditions to secure detailed landscaping scheme with implementation including parking and access works before occupation.**

8. **Landscape scheme to incorporate stone boundary walls to define new domestic curtilages with the area for barn 1 reduced and defined in accordance with detailed plan to be agreed.**
9. **Secure detailed programme of works to meet PDNPA built environment recommendations (pipework and electric routing to listed buildings etc.)**
10. **Conditions to secure archaeological recording**
11. **Scheme of ecological mitigation to be implemented as agreed with PDNPA ecology**
12. **No development to commence until the applicant has signed an agreement with Highway Authority for the implementation of mitigation works and maintenance of trees for the highway works and visibility splay on verge opposite the entrance.**
13. **Submission of revised sustainability scheme to meet policy CC1 incorporating air source heat pump(s)**

Key Issues

- Development affecting a Grade II listed building
- Development in open countryside with potential to affect the landscape character
- Felling of trees
- Threat to biodiversity / species
- Alteration of access to highway
- Public right of way running through the site
- Suitability and sustainability of tourism use
- Loss of potential agricultural use
- Continued use of fields for agricultural purposes

History

14. 1987: Extension to farmhouse & Listed Building Consent for the works – Granted conditionally
15. 2014: Outstanding enforcement regarding the historic listed building 20th century glazed door replaced by half glazed in 2007. (*Officer Note - Can be addressed through this application.*)
16. 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.
17. 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

18. **DCC Highway Authority** – Comments are summarised as:
19. The existing access is insufficient to allow a right turning vehicle entering the site to pass another car. Provisions must also accommodate the existing public right of way. Though there is potential for increased traffic at the site, the conversion will remove the potential for larger farm movements that were previously associated with the site.

20. The improved access with improvements to forward visibility will mitigate the risk of any material harm generated by the potential for increased traffic flows as a result of this development. The parking level proposed is appropriate. This development should not be refused on highways grounds. No trees should be planted within highway limits.

21. **Derbyshire Dales District Council** – No response.

22. **Hathersage Parish Council** – Object on the grounds summarised below:

23. The proposal for six parking spaces will lead to a significant increase in traffic leading to Greenwood Farm along a narrow rural track which is also a Public Footpath, safety of pedestrians could be a concern. The Council also has further concerns about safe access into the track. The junction with the A6187 will be hazardous from both directions even with the proposed 'improvements' and especially in the absence of a 30mph speed limit at that 2 point. Moreover, it is a completely car-dependent development.

24. The Trust should have given more consideration to maintaining Greenwood Farm as a working farm, e.g. as a starter farm for a local person. The historic character of Greenwood Farm will be lost forever if it is converted for holiday use and conflicts with policy RT2. The modern tractor shed represents a very significant asset, is not obtrusive and is not out of place in a rural farmyard setting. It should not be removed.

25. **PNDPA Historic Environment** – Comments are summarised as:

26. 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.

27. 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.

28. **PDNPA Archaeology** – Comments are summarized as:

29. 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.

30. 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.

31. In summary, there will be minor harm to the significance as a result of conversion. Building recording should be undertaken prior to development.

32. PDNPA Ecology – Commented that:

33. Further information would be needed to fully assess the impact of development. Information has been provided in the habitat surveys that there is evidence of common pipistrelle bats and brown long-eared bats, as well as barn swallows and barn owls. This could be preserved through mitigation but the suggested use of bat boxes and bird roosts would be appropriate, provided further detail is supplied.

34. PDNPA Arboriculture – Comments are summarised as:

35. Risk is posed to an established Category A Horse Chestnut on the farmstead from constriction traffic as currently no Tree Protection traffic is proposed. Further detail is needed to establish how it will be protected from increased traffic and the extra compaction.

36. Alterations to the access require the loss of an early-mature ash tree and a number of saplings / self-set ash trees.

Representations

37. A total of 18 written representations were received. 6 comments were in support but some of these noted concerns regarding elements of the scheme. The supporting comments are summarized as:

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

38. 11 comments objected to the scheme for the following reasons:

- Access will alter character from Sheffield Road
- Oversaturation of holiday lets in the area
- Concerns re the supply of affordable housing / local need
- Light pollution affecting landscape, waste left from tourism
- Vehicular movements altering safety and character of walking route / public ROW
- Tree felling will enable more speeding on already busy Sheffield Road
- Loss of peaceful character, loss of landscape character
- Loss of agricultural character and heritage
- Over-intensive use of the properties
- Impact on an SSSI

Relevant Planning Policy

National Planning Policy Framework

39. 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.’

40. 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.’
41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. Paragraph 83 encourages planning decisions that enable sustainable rural tourism which respect the character of the countryside.

Peak District National Park Policies

47. 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

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.

48. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT2, CC1, CC3, T3, T6, T7

49. Relevant Local Plan policies: DM1, DMC1, DMC3, DMC5, DMC7, DMC10, DMC11, DMC12, DMC13, DMC14, DMR3, DME2, DMT3, DMT5, DMT7

50. 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). Policies GSP2, DS1 and DM1 support this, outlining that opportunities to enhance the National Park should be acted upon and where permitted, development should be sustainable and respect the local character.

51. Policy L1 notes that development must preserve the landscape character and valued characteristics or it will not be permitted. DMC1 adds that any proposals must take into account the respective landscape strategy and action plans for each character area in the Peak District (which includes the White Peak).

52. Policy GSP3 adds 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. Policy GSP4 notes that planning conditions may be tied to consents so as to fulfill wider outcomes associated with development.

53. Policies L3 and DMC5 pay 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.

54. 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.

55. 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.

56. Policy DMR3 states that any buildings used for holiday occupancy of self-catering accommodation, it will not be available for occupancy by one person for more than 28 days per year and should be tied by condition. Exceptions to this rule would require proof that there would be no adverse impact on the valued characteristics of the area.
57. Policy RT2 indicates that proposals for hotels, bed and breakfast or self-catering accommodation will only be permitted if it allows the preservation of a traditional building of historic or vernacular merit or if it extends an existing holiday accommodation. Proposals that will create unacceptable landscape impacts in the open countryside will not be permitted nor will the change of use of entire farmsteads.
58. Policies DMC3 and DMH7 add further design guidance, noting that particular attention should be afforded to the siting, scale, form, mass and relation to the settlement appearance and character. Efforts should be made to integrate new development with the existing and enhance where possible, particularly in areas of high conservation and heritage value. Consideration should be given to the finer detail of schemes including their resulting impact on amenity, privacy and access for the site and neighbouring properties.
59. Policy DMH7 indicates that extensions and alterations to dwellings are acceptable in principle, provided that they do not dominate the original building or detract from the character, appearance or amenity of the original building. Extensions that detriment the landscape will be refused.
60. Policies L2, DMC11 and DMC12 requires the safeguarding and enhancement of biodiversity and geodiversity, aiming to achieve net gains where possible. Applicants must prove that adverse effects and appropriate mitigation / safeguarding has been taken. Any proposal must also consider the effect on the setting of the development, taking into account the historical, cultural and landscape context.
61. Policy DMC13 requires that applications affecting trees should provide sufficient information to enable their impact on trees to be properly considered, especially in locations where trees and hedgerows contribute to the visual amenity or biodiversity of a location. Trees should be protected over the course of development and where this is not possible the applicant must justify the loss.
62. DMC14 requires that if development should pose risk of pollution and disturbance, including noise or light pollution impacting neighboring amenity, biodiversity or the landscape setting will require adequate control measures to be accepted by the Planning Authority.
63. Policy CC1 requires that all applications demonstrate consideration of climate change adaption and mitigation and make use of sustainable construction methods where possible. Applicants should refer to the energy hierarchy for direction.
64. Policies T6 and DMT5 requires that development should safeguard public rights of way and where possible enhance the route. If it cannot be retained the development must provide an alternative of equal or improved quality that is convenient and attractive and has a similar / approved surface.

65. Policy T3 states that new transport infrastructure including lighting and signing will be carefully designed to account for the valued characteristics of the National Park. Policy DMT3 requires that where development includes an improved access onto a public highway, it must be safe and in a way that does not detract from the character and appearance of the locality. Where possible it should retain hedges, walls and roadside trees.
66. Policy T7 details that non-residential parking will be restricted in order to discourage car use and ensure it does not exceed the environmental capacity of sites. Policy DMT7 requires that new or enlarged car parks for visitor use will not be permitted unless a clear, demonstrable need can be shown.

Assessment

Principle of the Development

67. The principle of development is rooted in Core Strategy policy RT2 which permits the change of use of traditional buildings of historical or vernacular merit into self-catering accommodation. RT2A however states that the change of use of entire farmsteads will not be permitted (to prevent the loss of agricultural businesses) but this does not apply in this case as Greenwood Farm has been vacant since 2017 and prior to that, most of the land had been already been re-let in 2010. Though, in order to adhere to the policy, the proposed development being in open countryside must demonstrate that it would have an acceptable landscape impact.
68. Significant 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 in accordance with Core Strategy Policy L1. This location is beside a popular public right of way enjoyed by local walkers and tourists and offers unique views across the valley. Policy DMC5 requires that applicants submit proportionate evidence to justify works that will impact a heritage asset and its setting. In cases where there is potential for harm to a heritage asset or setting, it must demonstrate substantial public benefit that offsets the potential harm incurred.
69. Its former use as an operational agricultural holding must be considered. There is evidence of previous cattle housing in the barns as their layout remains unchanged since its previous occupation. Additionally, there is a modern agricultural building attached to the north side of the L shaped barn range, accessed from the north-east elevation, although this is of no architectural or historic merit. However, the design and access statement and site visits confirm that the farmstead would need significant investment and upgrade to restart as an operational farm. In combination with the established leases of the associated land, it is accepted that continued agricultural use is unviable in this context.
70. There is potential harm in altering the character of the farmstead by allowing all the outbuildings to be used for holiday occupation, as it will bring some level of residential character to an asset of historic agricultural character. Consideration must be given to the potential for light pollution, noise pollution, increased levels of traffic, parking arrangements and the use of outdoor amenity space.
71. Allowing the farmstead to remain unoccupied is not an option as potentially it would lead it further 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 urgent work to the buildings is necessary to prevent the loss of the farmstead's historic value and valued appearance.
72. It is therefore considered that this proposal will bring about public benefit in that it will support local tourism and stimulate local businesses in bringing more people to visit Hathersage, Grindleford and the wider Peak District setting. Conversion to holiday let could create opportunity for members of the public to enjoy the peacefulness and unique landscape character of the area which is one of the primary purposes of National Parks.
73. Provided that potential areas of harm are mitigated, use as self-catering holiday accommodation would be acceptable in principle within this context in line with policy RT2, DMC5 and DMC7.

Design and Impact on the Listed Buildings

74. In order to demonstrate a gain to public benefit, this application must demonstrate that the scheme preserves and enhances the Grade II listed farmstead and the Dark Peak landscape setting. This means that any alterations to bring the barns into habitable use must be mindful of appearance and how the buildings character might be understood as a result of development.

Farmhouse

75. Firstly, the scheme proposes works to the Grade II listed farmhouse which although described here are covered by the separate application for Listed Building Consent as they are not development requiring planning permission. They comprise a new external door 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 will need to be secured by condition on any the Listed Building Consent.
76. 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.
77. 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

78. 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. Only one additional opening is proposed on the south west elevation of barn 2 and a new rooflight on the south-east 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.
79. External materials for the barns have been chosen to respect the agricultural character of the buildings, making use of timber framed windows and natural stone slate roofing. 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.
80. Internally the layout will be altered to bring into habitable use, but will preserve features such as openings and the threshing doors. There will be some loss of its historic features to enable conversion to habitable use e.g. due to the need for insulation but on balance these are acceptable and of course preferred to letting the buildings enter a state of disrepair.
81. 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.
82. Plans have been revised to ensure that exterior landscaping is minimised and the agricultural setting/character is maintained, although not all of the Officers requested

revisions have been incorporated. Plans for meadow planting had been omitted but in light of our Ecologists comments that this is welcome enhancement a condition to secure details via the landscaping scheme is now considered more appropriate.

83. Post and rail fencing already on site which forms sheep handling pens within the walled west paddock is proposed to be maintained for farming use. We had encouraged omission but if not replacement should be un-sawn timber poles and rails to appear traditional 'rustic' timber fencing rather than modern 'ranch style' square post and rail.
84. The domestic curtilage for the house is already defined by the garden walls. In contrast, for the holiday lets the curtilages are proposed to be defined by a post and wire fence in respect of barn 2 which would replace current fencing. Although this surrounds a modest and logical area in terms of its relationship with the barn there remains some doubts about the appropriateness and transient nature of a post and wire fence to define the curtilage here. Whilst it represents a lightweight boundary, given the strong defining character of existing boundary walls around the farmstead, we have on balance, reached the final settled view that a walled boundary should be conditioned here via the landscaping scheme to reflect that of the house and the rest of the farmstead boundaries.
85. For barn 1 the area of curtilage proposed in the amended plans is still considered excessive in scale extending from the building westwards to a new post a rail fence separating it from the sheep/cattle handling area in the west paddock. We considered this would harm the setting of the barns and had asked for a stone wall defining a smaller area closer to the buildings and confined largely to the space off the northern side of the barn. This would leave the majority of the west paddock outside the curtilage and by retaining it in agricultural use will better conserve the character and setting of the historic farmstead whilst still providing adequate outside amenity space. A condition to this effect is therefore suggested.
86. In the internal courtyard additional stone paving slabs will be laid to ensure accessibility to barn 2 but other landscaping will be kept to a minimum level. This ensures the works will not result in the buildings taking on an overly domesticated appearance that risks detracting from the historic agricultural character or views of the Dark Peak landscape.
87. As a sensitive conversion of a range of traditional barns there are more limited opportunities to make a contribution to climate change mitigation under policies CC1 and CC2. As the conversion will take place within the shell of the existing building, the potential for environmental adaption is limited due to risk of harm to the historic fabric of the buildings. Although, sufficient insulation has been proposed for residential use and will be conditioned to be recorded in line with the recommendations of PDNPA Built Environment Officers we consider this alone falls short of the policy requirement. We do consider however that whilst it would not be appropriate to have solar pv panels or tiles on the roofs there is clear opportunity for technology such as incorporating air source heat pump(s) for the conversions. A condition to agree a suitable scheme is therefore suggested and has been raised with the applicant to give a verbal update on their response at the meeting.
88. Overall, subject to conditions covering the aforementioned details it is considered that the proposed design of the barn conversion 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. The proposal is therefore congruent with policies DMC3, DMC5 and DMC7.

Landscape Impacts

89. With the recommended conditions to control domestic curtilage and remove permitted development rights, along with the fact that that there will be no extensions and external alterations to the buildings will be kept to a minimum, the impact on the Dark Peak landscape would be minimal. The effect of any alterations to accommodate use as a holiday let are mitigated through a design scheme which is mindful of the agricultural character.
90. The existing boundary wall has been revised in the site plan in line with officer comments to retain more of the wall that previously supported the modern tractor shed as a curtilage defining boundary wall. This would also reduce views of the car parking area in the wider landscape.
91. The majority of openings face inward towards the shared courtyard, with smaller openings being most prominently visible looking towards the south west elevation. Though this will potentially emit some light pollution into the landscape, there would likely be a similar impact if the site were to resume operations as a working farm.

Parking and Access

92. The scheme shows a total of 6 parking spaces, two per holiday cottage, which is in accordance with PNDPA policy and highways recommendations. Considering the current use as a house and farmstead the difference in traffic usage represent a modest change and would result in an acceptable number of traffic movements along the lane when balanced against the need for viable use and is in accordance with policy T7.
93. Note also that the vehicular movements associated with a holiday let, will involve domestic scale vehicles and smaller deliveries compared to working farm vehicles and whilst concern about conflict with pedestrians are noted we conclude that on balance the situation would be improved for pedestrians and there are no grounds to refuse or further amend this application due to the impact of vehicles.
94. The scheme proposes to improve the entrance point onto the access track where it meets Sheffield Road, which is a busy road with a series of sharp bends. It is currently only one vehicle width and drawings show plans to widen the access to allow two cars to pass to meet Highway Authority recommendations. Amended plans show that the scheme proposes to rebuild the drystone wall to match the existing. The track will be re-laid with tarmac where it meets Sheffield Road. Thereafter it would remain as existing a limestone gravel track leading to the farmstead. A full detailed scheme will be secured by condition.
95. This will alter views of the track from Sheffield Road, however the realigned walling and verges are appropriately laid out and necessary for highway safety and as a result this modest change will not be detrimental to the street scene or to pedestrian usage.
96. Across the road from the access point the plans also propose improvements to the visibility around the inside of the bend. The scheme would involve the loss of one mature tree and a number of self-set saplings. The applicant proposes that an oak tree would be planted close to Sheffield Road to mitigate the loss. PDNPA arboriculture has assessed the effect and considers the proposed works to trees is acceptable provided mitigation is achieved to ensure that there is a not a net loss to trees in accordance with DMC13. Formal agreement with the Highway Authority will be required under the Highways Act to ensure the management of visibility splays on this highway land adjoining Sheffield Road.

97. The above signals that the proposal would ensure that the public right of way will be maintained to be of a similar quality to the existing and therefore is in accordance with policies T6 and DMT5.

Amenity

98. The scheme allows adequate light and space for use as holiday let properties, affording the users a good level of amenity and outside space.
99. The level of activity and impact on setting as holiday lets will be less than that of a market residential or agricultural scheme. Public concern was raised regarding the levels of waste and pollution as a result of this development however concerns are mitigated through design to reduce light pollution and sufficient provision of waste management facilities.
100. Though the space will have potential to accommodate more people than its prior occupation, the farmstead is self-contained with inward facing frontages. There should not be significant impact on the tranquillity of this location or the public right of way.

Ecology

101. Habitat surveys were conducted at the farmstead and along the access track. Common pipistrelle bats and brown long-eared bats were found roosting in the barns and farmhouse.
102. Amended plans have been received in line with PDNPA ecology comment indicating that an in-situ bat loft is required to prevent potential losses to bats in this habitat. Additional bat boxes will support the survival of bats alongside use as a holiday let. These mitigations are essential if development is permitted.
103. Evidence of barn swallows and barn owls were also recorded in the habitat survey, though with generally low numbers. As such the application incorporates swallow cups in the log store and an integral barn owl box within the barnhouse which are shown on amended plans.
104. A detailed ecology agreement and plan is needed, however sufficient evidence is provided with this application to detect the presence of species on site as required by policies L2, DMC11 and DMC12. If permission is granted planning conditions are suggested to require the implementation of mitigation and enhancement features for bats and birds.
105. Other matters
106. The scheme proposes a new sewage treatment package is installed to replace the existing septic tank. This will be less intrusive on the character of the listed assets than the current facility as much of the works take place underground. A condition will be placed to ensure that the routing of pipework and electricity does not interfere with the historic fabric of the buildings.

Conclusion

The proposed conversion and alteration of this historic farmstead has been sensitively designed to mitigate the effects of development on the Listed Buildings and their valued landscape setting. Although there is a low level of harm associated as a result of conversion to a more residential appearance, the farmstead is at some risk of degradation in its current form and is no longer viable to serve as an agricultural holding. There is significant value in conserving and maintaining the Listed Farmstead with a viable use which will enable more people to visit the National Park and enjoy its unique and valued landscapes.

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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