

6. PEAK DISTRICT NATIONAL PARK AUTHORITY CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION DOCUMENT (SW)

Purpose of Report

To seek approval from the Committee for the Peak District National Park Authority Conversion of Historic Buildings Supplementary Planning Document (SPD) – Consultation Draft and also for the commencement of an eight week public consultation, subject to any amendments arising from this meeting.

The Consultation Draft forms Appendix A of this report.

RECOMMENDATION

That the Committee:

- 1. Approve the Peak District National Park Authority Conversion of Historic Buildings Supplementary Planning Document – Consultation Draft.**
- 2. Approve an 8 week public consultation on the Peak District National Park Conversion of Historic Buildings Supplementary Planning Document to commence in May 2020.**
- 3. Grant delegated authority to the Head of Planning Services in consultation with the Chair and Vice Chair of Planning Committee to agree any further modifications and finalise the document at Appendix 1 prior to public consultation.**

History

The Peak District National Park Authority's Conversion of Historic Buildings SPD has been under development since the Development Management Policies (DMP) Development Plan Document was approved by Authority on 24th May 2019. It provides clarification to DMP policy *DMC10: Conversion of a heritage asset*.¹

The conversion of buildings forms a significant part of the PDNPA planning casework. The need for a Conversion of Historic Buildings SPD has been recognised, to interpret national guidance in the landscape context specific to the National Park, and to provide the level of detail necessary to guide choices about form, design and materials for those wishing to convert historic buildings. Although the highest planning pressure is upon the conversion of agricultural buildings, other building types have been included.

The Conversion of Historic Buildings SPD has its origins in a number of spheres. The first are the Authority's 1987 'Building Design Guide' and the 2007 'Design Guide' which superseded it. The 2007 Design Guide was formally adopted as a Supplementary Planning Document, but the 1987 guide contains many additional details which are still very useful and it now forms a technical supplement to the 2007 Design Guide SPD.

¹ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0024/95091/Webpage-Final-Branded-DMP-Doc-Copy.pdf

Both these design guides set out the key characteristics of the historic built environment in the National Park including stylistic traditions, materials and detailing, as well as considerations of landscape context and settlement form. They were primarily created to provide guidance for new building and extensions. While both documents also contain a short section on conversions, these are necessarily short and lack detail.

Between 2015 and 2017 the Cultural Heritage team carried out extensive research into farmsteads, field barns and outfarms across the whole of the Park giving us a very detailed understanding of form, trends in survival and condition across all landscape types. In addition, in 2017 Historic England updated its planning advice notes 'The Adaptive reuse of Traditional Farm Buildings' and 'Adapting Traditional farm Buildings' acknowledging the contribution that these buildings make to landscape character and the planning pressures that they face. This work has heavily influenced the Conversion of Historic Buildings SPD.

An informal consultation with internal colleagues and members of the Local Plan Review Steering Group was carried out for 2 weeks (24 February – 10 March 2021). Comments were received from colleagues in Policy and Communities team and members of the Local Plan Review Steering Group which resulted in a number of changes being made to the SPD to improve the understanding of terminology used and general clarity.

The SPD still has some place holders for photographs to help illustrate the text. It is hoped that these will be filled by agents/architects/homeowners submitting appropriate photographs during the consultation period. If not, stock photos will be sourced from a third party or removed completely.

The SPD is now considered ready to be consulted upon.

Main Policies

Relevant Development Management Policies:

- DMC10: Conversion of a heritage asset

National Planning Policy Framework (NPPF)

It is considered that this SPD will provide greater consistency between the NPPF and Local Plan policies by clarifying the way that historic buildings can be converted to new uses within the National Park.

Human Rights

It is not considered that the publication of the Conversion of historic buildings SPD - Consultation Draft will raise any human rights issues, as it simply provides further guidance on how to apply the relevant planning policies contained in the DMP.

Sustainability

The government's Planning Practice Guidance (2019) states:

'Supplementary Planning Documents (SPDs) do not require a Sustainability Appraisal to be undertaken. They may, in exceptional circumstances, require a Strategic Environmental Assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic

policies. A Strategic Environmental Assessment is unlikely to be required where an SPD deals only with a small area at a local level.'

The SPD deals with the conversion of historic buildings. The complexity of a conversion of a historic building can vary and is dependent on its significance, state of disrepair and location to name a few of the constraints. All conversions require planning permission and if a designated heritage asset, Listed Building Consent too. The Conversion of historic buildings SPD deals with a specific area of planning policy at a local level that does not result in significant environmental effects.

The SPD provides further guidance to DMP policy DMC10: *Conversion of a heritage asset* which was subject to a Sustainability Appraisal as part of the Local Plan development process.

It is for these reasons that neither a Sustainability Appraisal nor a Strategic Environmental Assessment is required to be undertaken for the Conversion of historic buildings SPD.

List of Background Papers (not previously published)

None

Appendices

Appendix 1 – Conversion of Historic Buildings SPD

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