

13. LISTED BUILDING CONSENT APPLICATION – CHANGE OF USE TO A HOLIDAY LET. REMOVAL OF BAY WINDOWS AND RESTORATION OF WINDOWS AND RAILINGS. REMOVAL OF AIR HANDLING UNITS AND DUCTWORK. ALTERATIONS AS DETAILED ON DRAWINGS. REPLACEMENT WINDOWS INCLUDING. TOLL BAR COTTAGE, CASTLETON. (NP/DDD/0822/1031, KW)

APPLICANT: MRS J HARRISON

Summary

1. The application site comprises a small two storey, semi-detached building in the centre of Castleton, that has been used as a gift shop, but has been vacant for over 12 months. The building is Grade II listed. The building would have originally been built as a cottage.
2. It is proposed to convert the shop into a one bedroom holiday let, which would also involve external changes and enhancements, such as the removal of non-original bay windows to the front, and the tidying up of the rear yard, removing a modern canopy structure and other services. This application for Listed Building Consent concerns only the physical alteration to the building.
3. Planning policy supports the change of use of traditional buildings of historic or vernacular merit into self-catering holiday accommodation. Subject to conditions, the design and appearance of the development would conserve and indeed enhance the significance of the Listed Building.
4. The application is therefore recommended for conditional approval.

Site and Surroundings

5. The site comprises a Grade II listed, semi-detached building that has most recently been used as a gift shop, but is currently vacant. The building fronts Cross Street in the centre of the village of Castleton. The attached building is a cottage and in the same ownership as the application building, and previously had some shared facilities such as the toilet.
6. The building comprises a ground floor retail space, with a narrow staircase leading to a small first floor storage area, which is smaller in footprint, with some of this floor historically given over to the adjoined cottage.
7. The building was originally built as a cottage, but has been subject to a number of physical changes to facilitate the use as a gift shop, such as the installation of bay windows to the front elevation on both ground and first floor level, the removal of the front boundary railings and the installation of an air conditioning unit.
8. To the rear is a small yard area which backs onto the graveyard of a Grade I listed church. This yard area is currently covered with a canopy structure and is bounded by a tall stone wall. The rear elevation also contains various modern additions such as soil pipes and other pipework, and an air conditioning unit, and the two windows have been blocked up.
9. Some historical features remain inside the property, most notably the remnants of a cruck frame, which could date from the late middle ages to the early 17th Century.
10. The site is within the Castleton Conservation Area and located in the centre of the village on the main road through the village.
11. The floor area of the building is 48 square metres over the two floors.

Proposal

12. Listed Building Consent is sought for the physical alterations to the building required as part of the proposed conversion of the building into a single unit of holiday accommodation.
13. The bay windows to the front elevation are proposed to be removed, replaced by timber framed windows, which would aim to replicate the original windows, along with the re-instating of railings to enclose the small front yard, which would match the existing railings to the adjoined cottage. Both these changes are in-keeping with a historic photo showing the building prior to it being converted into a shop.
14. Small changes to the fenestration are proposed, which include the unblocking of a small square opening on the side of the building, with frameless glass inserted. At the rear, there is evidence of existing windows having been blocked up, which are proposed to be re-instated.
15. To the rear, the canopy over the yard would be removed, and the excess of external pipe work removed, with the rear elevation tidied up. The existing shop sign and the air conditioning unit will be removed.
16. Internally, the existing shop fittings are proposed to be removed, along with a small kitchen area that is walled off with modern partition, and ventilation duct will also be removed.
17. A door linking to the adjoining dwelling is proposed to be blocked up.
18. There is also a separate full planning application for the proposed development– NP/DDD/0822/1030.

RECOMMENDATION

19. **That the application is APPROVED subject to the following conditions:**
 - 1) **3-year time limit**
 - 2) **In accordance with the submitted plans**
 - 3) **Submit for written approval the details and methodology of the insulation to the roof and first floor window soffit.**
 - 4) **Submit for written approval further information on the construction of the first-floor partition wall and the impact of soundproofing on the fabric.**
 - 5) **Submit for written approval full details of window and door finishes in accordance with conservation officer comments.**
 - 6) **Submit for written approval samples of any new stonework used in the forecourt wall and ground floor windows.**
 - 7) **Building recording condition - via Written Scheme of Investigation in accordance details specified in conservation officer comments and approved in writing.**

Key Issues

20. The impact of the proposed development on the significance of the Listed Building and its setting.

Relevant Planning History

21. No relevant planning history.

Consultations

22. PDNPA Conservation Officer – Supports the proposed subject to satisfactory details of the windows and doors being submitted. The proposal would result in an enhancement to the building and its setting next to the Grade 1 listed church.
23. Parish Council – Object to the proposal stating that there is an over provision of holiday lets and campsites. Affordable housing is needed.
24. Highway Authority – No comments received and not relevant to an application for Listed Building Consent
25. PDNPA Archaeology officer – due to the fact that a small area of ground excavation is proposed, conditions are recommended to monitor the potential for buried archaeology given the location of the site in the medieval part of Castleton.

Representations

26. No representations have been received at the time of writing

Main Policies

27. Core Strategy policies: GSP1, GSP2, GSP3, L3
28. Development Management policies: DCM3, DMC5, DMC7, DMC8, DMC10
29. 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:
 - a. Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
30. 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.

National planning policy framework

31. 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 latest revised NPPF was published on 20 July 2021. The Government's intention is that the document should be considered as 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 Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) 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.
32. Para 176. 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.'*

Peak District National Park Development Plan

33. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
34. GSP3 - Development Management Principles. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
35. Policy L3 - Cultural Heritage assets or archaeological, architectural, artistic or historic significance. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
36. DMC3 - Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
37. DMC5 - Assessing the impact of development on designated and non-designated heritage assets and their setting. The policy 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.
38. DMC7 - Listed buildings - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. In addition, should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary.
39. DMC8 - Conservation Areas. States that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
40. DMC10 - Conversion of a heritage asset. Conversion will be permitted provided it can accommodate the new use without changes that adversely affect its character, including enlargement, subdivision, or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding, and that any changes conserves or enhances the heritage significance and its setting in accord with policy DMC5.

Assessment

41. The principle of the development, including the proposed loss of the shop and its use as a holiday let are assessed in detail in the committee report for the full planning application; NP/HPK/0822/1030

42. This assessment will focus solely on the impact on the listed building.
43. The conservation officer has assessed the proposal, and considered that subject to conditions, the development would result in the conservation and enhancement of the listed buildings significance as well as the setting of the Grade 1 listed St Edmonds church, and the setting within the Conservation Area.
44. To facilitate the change of use of the shop into a holiday let, external changes are proposed to undo some of the harmful alterations that have previously been carried out to the building.
45. Historic photos reveal that the existing bay windows on ground and first floor level are additions to the original frontage, and the scheme includes the removal of these bays, to be replaced with timber framed windows to replicate the old images of the building.
46. Along with the re-instatement of the railings around the front boundary of the property to match the attached property, and the removal of the shop sign, it is considered that the proposal would result in significant enhancements to the Listed Building itself, its setting within the Conservation Area, and the prominent views of the building from the main road through Castleton.
47. The improvements continue at the rear, where the building backs on to the graveyard of the Grade I listed church. This rear elevation and yard would be tidied up and returned to closer to its original appearance, with the removal of modern paraphernalia and the reinstatement of blocked up windows, which will enhance the listed building and its character, and also the setting of the listed church.
48. Subject to conditions recommended by the conservation officer requiring full details of the reinstated windows and the stone work proposed for the new front boundary treatment, it is considered that the external alterations would have a positive impact on the listed building.
49. The proposals to the ground floor room are fairly minimal. They include the removal of the shop fixtures and fittings which are of no historic interest, the removal of ventilation ducts and the installation of kitchen equipment at the back of the room. It is also proposed that a door leading to the neighbouring property be blocked, and a small blocked opening, apparently a 'toll window'. The proposals are mostly neutral in impact. The blocking of the doorway, although reversible would somewhat erode the historic planform of the building, however the removal of the ventilation ducts would be an improvement.
50. The historic cruck feature would be maintained and remain exposed as a feature.
51. The proposals for the first floor are for the conversion of a store room into a bedroom with an en-suite W.C. and shower room. The proposals include moving an opening in the lath and plaster partition to make room for both the W.C. and entry into the room. The rearrangement of the planform would cause some harm, although it is likely that the partitions date to the late-19th or early 20th century and are of limited interest.
52. The plans also include mention of insulating the soffit to the first floor front window (WF01). More information is needed here as to the materials used, the methodology and the impact on the fabric of the building, both in terms of hygroscopic performance and historic interest.
53. The proposed first floor plan identifies the west partition as stud and plasterboard and proposes over-cladding it with sound blocking plasterboard. On site it appeared to be constructed of lath and plaster. This needs to be further investigated and details given on how any proposed sound proofing would impact on the historic lath and plaster partition.
54. Subject to conditions, overall, the proposed works are considered an enhancement on the

existing visual appearance of the building, with the alterations returning the building closer to its original form, and therefore enhancing the appearance of the conservation area.

Conclusion

55. Subject to conditions, the design and appearance of the development has been found to be acceptable and would conserve and enhance the significance, appearance and historic character of the listed building and its setting.

Human Rights

56. None arising.

List of Background Papers (not previously published)

57. None.

Report Author and Job Title

58. Kathryn White – Planning Officer