

FULL APPLICATION - FOR CHANGE OF USE OF THE GROUND AND LOWER GROUND FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS, ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL (NP/DDD/0125/0011/GG)

APPLICANT: MS SMITH AND MR SMITH

Summary

1. The application is for the change of use of the ground and lower ground floors of barn to create dwelling with ancillary accommodation/holiday let. This includes internal and external works, the creation of a new vehicle access and parking, works of hard and soft landscaping along with associated installation of a bat loft.
2. The application is recommended for refusal.

Site and Surroundings

3. The site is an ancillary building to Taddington Hall; the Hall is a Grade II listed building and identified on the Historic Buildings, Sites and monuments Record (HBSMR – MPD11832). The building appears to have been used as an agricultural building and stables, with residential accommodation above. The building is set to the north of the Hall and abuts a track (public footpath WD95/41) to the north with open countryside beyond. To the east is a paddock, with residential properties beyond. To the west is public footpath WD95/41 with residential properties beyond. To the front of the building (south side) is the yard area between the building and the Hall and access to this is gained from High Street.
4. Overlaying the 2nd Edition OS Map (1898) over the 1st Edition OS map (1880) it looks as if the earlier structure(s) was completely rebuilt. The external evidence (in particular the window and door dressings) would appear to confirm a later 19th century date for the current building. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall and it is deemed a curtilage listed building.
5. The site is within Taddington and the Taddington Conservation Area.

Proposal

6. Full planning permission is sought to change the use of the building, to create a dwelling with ancillary accommodation/holiday let. This includes internal and external works to the building. It is proposed to create an access, parking spaces and hard and soft landscaping in the paddock to the east. There is also the proposal to install a bat loft in the roof of the Hall.

RECOMMENDATION:

That the application be REFUSED for the following reason:

The proposed alterations to the east, south and north elevations of the building would result in harm to the significance of the building, unduly domesticating the character and appearance of the building and harming the setting of Taddington Hall. While desirable to the applicants these alterations are not necessary to facilitate the conversion or achieve the conservation of the buildings. Therefore, the less than substantial harm identified would not be outweighed by public benefits. The application therefore does not

meet with the aims of Paragraphs 212 and 215 of the National Planning policy Framework, Policies GSP3 and L3 of the Core Strategy, Development Management Policies DMC3, DMC5, DMC7, DMC8 and DMC10 and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions, and Conversion of Historic Buildings Supplementary Planning Documents.

Key Issues

- Whether the proposal would have a detrimental effect on the character and appearance of the curtilage listed building and its setting, or the wider landscape setting within which it sits;
- Whether the introduction of a bat loft have a detrimental effect on the special historic and architectural character and appearance of the listed building, being Taddington Hall; and
- Whether the proposal would harm the amenities of nearby neighbouring properties.

History

7. NP/DDD/0125/0012 - Listed Building consent - Change of use of the ground floors of barn to create dwelling with ancillary accommodation/holiday let, internal and external works, creation of parking, works of hard and soft landscaping and access, along with associated installation of a bat loft at Taddington Hall – concurrent listed building consent application.

Consultations

8. Derbyshire County Council (Highway Authority):
 - no objections as the site already benefits from an access onto the public highway (High Street)
 - additional vehicle trips associated with the proposed ancillary accommodation/holiday let would appear to have no material impact on the public highway.
9. Taddington and Priestcliffe Parish Council:
 - no objection
10. PDNPA Conservation Officer:
Final response - 01/05/25:
Comments relating to inline slate vents
'both of the proposed roof slopes are highly visible, the east elevation being the principal elevation to the grade II listed Hall. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. If, as suggested, the bat slates to the principal east elevation can be located behind the stone parapet, so that they cannot be seen, then this may be acceptable. We will need to see a mock-up of these as proposed on the east elevation, in views from further east along Townend: the whole of the skylight is visible from here, so it is possible that the slates would be too. The bat slopes proposed to the west-facing elevation of the same roof, however, would be visible and would not be acceptable'

Comments relating to barn conversion element

My main concerns are still with the amount of glazing proposed to all 3 elevations. This is too high, and would imbalance the traditionally high solid-to-void ratio across the building as existing.

First response - 06/03/25: 'The...conversion scheme, as currently proposed, would result in less than substantial harm to the significance of the barn through the alterations proposed to the building itself. Some of these proposed alterations would also have a negative impact on the setting of the Grade II listed Taddington Hall, harming its significance (resulting in less than substantial harm). The proposed car parking may have a negative impact on the setting of both the Hall and barn, again resulting in less than substantial harm to both'.

11. PDNPA Ecologist:

- all surveys undertaken to date, (detailed within the Ecology Report by Dunelm Ecology, January 2025) have been undertaken in line with the relevant guidelines
- appropriate impact assessments using data collected to date is provided, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats
- welcome the inclusion of the wildflower meadow as an enhancement
- additional information is considered sufficient to be able to determine impacts on Great Crested Newts and, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and satisfied if the proposed works are conditioned in accordance with the statements provided in the email dated 3rd June 2025.

Representations

12. During the publicity period, the Authority received four representations supporting the proposals. The following reasons are given:

- excellent that the barn will be habitable again after such a long time
- consider the scheme well designed
- the development would be a great enhancement to the lane
- proposed conversion is merely an expansion of an already existing unused residential property and would offer a good long term viable use for an otherwise vacant building
- any work undertaken would help secure the future of this listed building for the local owners and for the benefit of the local community
- designs seem modest and in keeping with the ethos of the National Park whilst offering the ability to run a business and offer accommodation to returning siblings visiting from their homes abroad
- Taddington is in great need of diversification, investment which the development would help deliver
- The proposal would allow the applicant to be on hand to offer care and support for her family

13. During the publicity period, the Authority received a representation which both praised the proposal and raised some concerns; the comment is summarised as follows:

- overall design proposed is generally sympathetic and in keeping with the existing features of the listed building
- some of the proposed details will be visual improvements, for instance, the replacement of the modern skylights with heritage items
- however, the full length glazed door and window proposed for the east elevation are not in keeping with a building of this age where all of the existing windows are small and multi-paned and doors are either fully timbered or have at most minimal glazing
- there is an existing blocked opening marked DSG1 on the east Elevation and, while understanding that a door in this situation this may well be approved, it would be more in keeping to use a timbered door as is proposed for the doors DG2 and DG3 on the South elevation

- currently no window where it is proposed to place the large single pane window WF4; this window will materially alter the appearance of the east elevation to its detriment and this window will be visible from a great distance as it is unshielded by other buildings and directly visible from the A6
- first floor master bedroom that window WF4 serves already has a window on the south elevation and a skylight in the roof above it; there is no need for a third window in this room
- should not be any window in the east elevation as the presence of such a window would materially alter one of the most visible features of this listed building lying within a conservation area
- should a door be permitted at DG1, it should not consist of a single large pane of glass as again this is not in keeping with the status of the building.

Main Policies

14. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, CC1, DS1, L1, L2, L3, RT2, HC1 & T7
15. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMH5, DMR3, DMT3 & DMT8
16. Supplementary Planning Documents:
Conversion of Historic Buildings (2022)
Design Guide (2007)
Building Design Guide (1987)
Alterations and Extensions (2014)
Climate Change and Sustainable Building (2013)

Wider Policy Context

17. 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.

National Planning Policy Framework (NPPF)

18. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. 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 the NPPF.
19. Paragraph 189 of the NPPF states: The conservation and enhancement of cultural heritage is an important consideration, and should be given great weight in National Parks. Chapter 16 of the NPPF sets out detailed policy for the conservation and enhancement of the historic environment.
20. Paragraph 212 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.

21. Paragraph 215 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 Core Strategy

22. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park* - These policies set out the broad strategy for achieving the National Park's objectives, and 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
23. GSP3 - *Development Management Principles* - this 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.
24. GSP4 - *Planning conditions and legal agreements* – this advises that, to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting including, where consistent with government guidance, using planning conditions and planning obligations.
25. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
26. DS1 - *Development Strategy* - this sets out what forms of development are acceptable in principle within the National Park.
27. L1 - *Landscape character and valued characteristics*. This states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
28. L2 – *Sites of biodiversity or geo-diversity importance*. This states that, other than in exceptional circumstances development, will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
29. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance* - this deals with cultural heritage assets of historic significance, and states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.

30. RT2 - *Hotels, bed and breakfast and self-catering accommodation* – this advises that proposals for self-catering accommodation, that involve the change of use of a traditional building, of historic or vernacular merit, will be permitted.
31. HC1 – *New housing* - this states that provision will not be made for housing solely to meet an open market demand, and sets out the exceptional circumstances where new housing can be accepted in open countryside.
32. T7 - *Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks* – this states that residential parking, and operational parking for service and delivery vehicles, will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

Local Plan Development Management Policies

33. DM1 - *The presumption of sustainable development in the context of National Park purposes* – this states that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development and work proactively with applicants to find solutions that are consistent with National Park purposes.
34. DMC3 - *Siting, design, layout and landscaping* - this states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is 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.
35. Policy DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings* – this relates to development impact on designated and non-designated heritage assets, works to listed buildings, and development in conservation areas respectively. This states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary. It also advises that development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless, in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
36. DMC7 - *Listed Buildings* - advises that planning applications for development affecting a listed building and/or its setting should be determined in accordance with Policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building or result in the loss of or irreversible change to original features or other features of importance or interest.
37. DMC8 - *Conservation Areas* - advises that applications for development in a Conservation Area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
38. DMC10 - *Conversion of a heritage asset* – states that conversion will be permitted provided that it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form

and mass, inappropriate new window openings or doorways and major rebuilding), the building is capable of conversion (the extent of which would not compromise the significance and character of the building). The changes brought about by the new use, and any associated infrastructure (such as access and services), will need to conserve or enhance the heritage significance of the asset, its setting and any valued built environment, and the new use of the building or any curtilage created would not be visually intrusive in its landscape

39. DMC11 - *Safeguarding, recording and enhancing nature conservation interests* – this advises that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided.
40. DMH5 – *Ancillary dwellings in the curtilages of existing dwellings by conversion or new build* – this advises that the conversion of an outbuilding close to a dwelling, to ancillary dwelling use will be permitted provided that:
- (i) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or create a planning need for over intensive development of the property at a later date through demand for further outbuildings; and
 - (ii) the site can meet the parking and access requirements of the proposed development; and
 - (iii) the new accommodation provided would remain within the curtilage of the main house, accessed via the same access route, sharing services and utilities, and remain under the control of the occupier of the main dwelling.

Where it is not possible to secure its ancillary status in perpetuity by planning condition, the ancillary accommodation will be tied to the main dwelling by way of a Section 106 Agreement.

41. DMR3 - *Holiday occupancy of self-catering accommodation* – this advises that within a settlement listed in Core Strategy policy DS1, a holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity.
42. DMT3 – *Access and design criteria* - relates to access and design criteria and advises that development, which includes a new or improved access onto a public highway, will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.
43. DMT8 - *Residential off-street parking* – advises that off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community.

Supplementary Planning Guidance

44. The PDNPA Design Guide, Conversion of Historic Buildings (2022), Building Design Guide (1987) and Alterations and Extensions (2014) supplementary planning documents refer to the principles of good design and designing in harmony with the local building tradition. The Climate Change and Sustainable Building (2013) Supplementary Planning Document seeks to mitigate against the carbon footprint of development. However,

these must only be applied where a development is otherwise justified by other policy criteria.

Assessment

Principle of the development

45. The exterior of the building (in particular the window and door dressings) would appear to confirm it dates from the later 19th century. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall.
 46. The Authority's housing and recreation policies allow for the conversion of heritage assets such as this building to market dwellings, holiday accommodation and ancillary accommodation in principle provided that the development is required to achieve the conservation or enhancement of the building.
 47. Policy DMC10 states that the conversion of a heritage asset will be permitted provided that:
 - (i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - (ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - (iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
 48. DMC10 is clear that in terms of the use of the building, proposals under Core Strategy Policy HC1 C.I. will only be permitted where:
 - (i) *the building is a designated heritage asset;and*
 - (ii) *it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.*
 49. Therefore, the principle of the conversion to a market dwelling along with an annexe/holiday let is considered to be established subject to an assessment of the impact of the proposed physical internal and external alterations to the building.
 50. In addition, attention needs to be paid to the impact of any domestication, brought about by the use, on landscape character and the built environment, including the provision of safe vehicular access and parking, the introduction of domestic curtilage and adequate amenity space, the alteration of paddock land and any other engineering operations associated with the development. The above matters are assessed below.
- ### **Discussion**
51. Whilst the principle of conversion is acceptable, there are a number of matters which needed to be addressed further to the initial submission and the subsequent amendments that have been made to the proposals. These are assessed as follows.

Impact on listed building and its setting

52. There have been discussions between Officers and the applicant in regard to the impact of the proposed alterations to the building. The following amendments have been made to the proposals at the request of Officers:
- alterations to the internal layout of the building to limit new openings and to retain internal features;
 - the appearance of most of the window and door openings, subject to conditions on precise details;
 - revisions to the vehicle access, parking and manoeuvring space; and
 - relocation of bin storage area.
53. There are amendments that have not been addressed fully. The provision for bat mitigation measures resulting from the conversion of the building were initially proposed to be provided on the gable of the Hall. However, such provision would be unnecessary if it could be provided in the application building with a reduction in accommodation to the proposed conversion scheme; this has not been explored or proposed by the Applicants. Nevertheless, further to the concerns being raised by Officer's with regard to the impact on the listed building, the Applicants have now proposed that the provision is made in the form of a 'bat slate' to be placed discretely on the roof of the Hall.
54. The PDNPA Conservation Officer maintains that there is harm. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. Concealing bat slates behind the stone parapet would limit this impact however. Therefore, the harm arising from this element would be limited and outweighed by the public benefit in providing a roost for bats, which are a protected species, and for the conversion of the outbuilding without a restriction on the accommodation. The precise form and siting of the 'bat slate' will need to be a condition on any grant of permission.
55. Officers principal concern with the amended scheme is the extent of glazing relative to solid wall across the three visible elevations; this is considered to be too extensive and would have a negative impact on the character of this former agricultural building. The building has already undergone alteration over time, which has resulted in a high number of window openings, together with two wide cart/garage openings to the south elevation and another, currently blocked, to the north elevation which has compromised the agricultural character of the building. Although there is no evidence for externally hung boarded doors to the cart openings, garage doors in situ at the time of listing to both of the south elevation openings helped balance the solid-to-glazing ratio to the elevation.
56. The current proposals unblock the north elevation 'cart' opening and show the two large 'cart' openings on the south elevation largely glazed, with minimal solid elements (other than a single boarded door within the west opening on the south elevation). Other 'window' openings to the north elevation are also to be unblocked and fully glazed.
57. It is considered that south facing cart openings should be addressed with more appropriately proportioned, hit and miss timberwork in the openings to achieve an appropriate balance of glazing to solid across the elevations of the building, however, amended plans to fully address this request have not been forthcoming. It is considered that the proposed appearance of this elevation due to the extent of the glazing would unduly domesticate the appearance of this historic agricultural building. Similarly, the new fully glazed windows to the north elevation in addition to the existing window openings would cumulatively detract from the historic character of the building.

58. It is proposed to unblock and then fully glaze an opening at ground floor to the east gable (door DG1). Whilst there is evidence for the former opening, it is not entirely clear that this was a doorway and, had it been, the door itself would most certainly have been solid, boarded and not glazed. An entirely new, fully glazed opening, is also proposed at first floor to the east gable (WF4). To introduce further glazed openings (unblocked and new), in particular to the currently-solid east gable end, would further erode the historic agricultural character of the building.

59. The Applicants contend that:

In order to create a dwelling that is functional and appealing to live in and ultimately worthy of spending the significant funds to convert, the few openings available need to on the whole have a greater proportion of glass to what true hit/miss would afford. If not, all rooms would require electrical lighting at all times and it would be a dim and dismal place to live, with a reduced outlook.

However, this is not in accordance with the PDNPA's "Conversion of Historic Buildings" Supplementary Planning Document (2022) which states in paragraph 3.1 that:

The guiding principle behind the design of any conversion is that the new use should respond to the character, form and function of the building, rather than the building being made to fit the new use.

60. The PDNPA's "Conversion of Historic Buildings" document also states in paragraph 5.17 that:

New openings should only be inserted into walls where necessary

Historic England's guidance, "Adapting Traditional Farm Buildings", advises that the 'balance of glazing to solid should remain appropriate', and that conversions should, 'avoid the glazing of every door opening to introduce light'.

61. To this end, it is considered that there is adequate light and ventilation to the first floor bedroom as it would be served by a south facing window and a rooflight to both roofslopes and the proposed new first floor gable window cannot be justified as being necessary; its introduction would have a negative impact on the character and appearance of the curtilage listed building. This elevation is blank and reflects the character and appearance of such buildings as set out in Principle 2 (Work with the existing form and character) of the Authority's Conversion of Historic Buildings SPD. This advises in paragraph 5.16 that:

The historic ratio of blank walling to door and window openings – the 'solid-to-void' ratio – should be maintained. The insertion of new openings in otherwise blank elevations, or where there is no physical evidence of previous openings, should be avoided particularly where visible from public vantage points such as footpaths and roads.

62. The eastern elevation is clearly visible in views towards the Hall and hall complex from some distance away: the large glazed openings would have a non-traditional, domestic appearance and would have a negative impact on the setting of – and significance of – the Grade II listed Hall, as well as on the significance of this former agricultural building.

63. There is also a proposal to reinstate what may have been an opening below ground level. This opening (DB2) is proposed to have an appearance similar to the opening at basement level on the front elevation. Whilst this would be an intrusion on the east gable, it will not be perceptible from public vantage points and is considered reasonable to provide light and ventilation into the basement for its conversion; details of how this will

be provided for, and how such a 'well' in front of the window will be drained, would need to be a condition of any grant of planning permission.

64. There are also matters which require further details, albeit it is considered that these could be addressed as conditions as follows:

- details of all windows, doors and rooflights, to include materials, colour treatment and depth of recess;
- details of railings to the external steps to the first floor and their colour treatment;
- measures for draining areas in front of the basement windows and prevention of debris gathering within these areas;
- alterations to the area in front of the north facing, large doorway which, given how this is proposed to appear, poorly relates to the former opening;
- details of the materials for all hardstandings;
- provision and retention of parking spaces;
- details of any gates;
- the means of demarking the curtilage of the building with that of the Hall in the yard area, but without physical barriers;
- the means for screening the bins; and
- details of the provision of the wildflower meadow, its maintenance and that it not be used as part of the domestic curtilage of the property.

65. Whilst certain elements of the development can be addressed with conditions, there are clearly elements of the proposals that are desirable to the Applicants that cannot be supported by Officers, specifically relating to the introduction of the openings at ground and first floor level on the east gable, the treatment proposed to the two large openings on the south elevation as well as the new windows to the north elevation.

66. These elements have been discussed and Officers have suggested alternative detailing and the omission of specific new openings to resolve the issues. Officers have also considered the imposition of planning conditions to resolve these matters, however, the applicant has been clear that these amendments are not agreed and has requested the application be determined.

67. It is the view of Officers that the public benefit of the reuse and safeguarding of the building does not outweigh the harm proposed, as the building can otherwise be converted without the introduction of these alterations to the building, or with amended design details, which the Applicants will not agree. To this end, the proposals do not meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions and Conversion of Historic Buildings Supplementary Planning Documents.

Amenity

68. The proposals are for an independent dwellinghouse and annexe/holiday let. Given the modest domestic curtilage proposed to the south of the proposed dwellinghouse/holiday let and the fact that it would be adjacent to the courtyard which serves Taddington Hall, it is considered that if approved, pressure could arise to erect a privacy screen along the yard area or to otherwise provide domestic curtilage elsewhere within the paddock area to the east of the building. Both options would be deemed to the detriment of the setting of the listed Hall and the curtilage listed building.

69. The Applicants are aware of the limitations of the proposed amenity space and have stated that they accepting of these limitations. Any future purchasers of the proposed

dwellinghouse would also be aware of the interrelationship between it and the courtyard which serves Taddington Hall. The Hall itself has its garden amenity space to the side and the courtyard is considered largely a transitory space for comings and goings rather than an amenity space to sit out and enjoy. Moreover, it should be stated that the scale and character of the amenity area for the proposed dwelling would not be unusual for a converted agricultural building. Whilst there may be a desire in the future to erect a screen between the Hall and the proposed dwelling and holiday let/ancillary accommodation, this would need planning permission and/or listed building consent and this could be reasonably resisted by the Authority in preserving the setting of the listed and curtilage listed buildings.

70. There could be pressure in the future to provide domestic curtilage in the proposed wildflower meadow (the existing paddock), or at least part of it. Again, this could be resisted by the Authority with a condition imposed on any grant of planning permission stating that the area identified as wildflower meadow on the amended site plan shall remain as such to preserve the setting of the application building and the Hall.
71. Policy DMR3 advises that within a settlement listed in Core Strategy Policy DS1, a holiday occupancy condition would be applied to self-catering accommodation if the property being converted is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity. To this end, the holiday let would form an integral part of the proposed dwellinghouse and would share amenity space to the front of the building and means of access and parking to the site. To this end, the holiday let would be required to remain ancillary to the proposed dwelling as a condition of any grant of planning permission.

Ecology

72. The PDNPA Ecologist has advised that all surveys, as detailed within the Ecology Report by Dunelm Ecology have been undertaken in line with the relevant guidelines and appropriate impact assessments, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. In addition to the above, the inclusion of the wildflower meadow is welcomed as a biodiversity enhancement.
73. Additional information has been submitted which is considered sufficient to be able to determine impacts on Great Crested Newts and it is advised that, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and the PDNPA Ecologist is satisfied that the proposed works are acceptable if conditioned in accordance with the statements provided in Agent's email dated 3 June 2025.
74. The application is exempt from statutory Biodiversity Net Gain.

Highway Matters

75. Whilst the Local Highway Authority has raised no objection to the proposals, it is considered reasonable to require three parking spaces be provided to serve the property (two for the dwellinghouse and one for the holiday let). It is considered reasonable to ensure that the parking is provided in accordance with the amended drawing (ref: 462_PL014 Rev. C) to ensure that manoeuvrability of vehicles on the site is not otherwise hindered.

Sustainability

76. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the proposals are deemed a sustainable reuse of this traditional building, in a relatively sustainable, village location, and there are limitations as to what works can be undertaken to the building without harming its historic character and appearance.

Other matters

77. The means of access to the steps up to the holiday accommodation is outside of the red edged application site. This does not prevent the reasonable determination of the planning application, as the land is within the blue edged ownership area, but right of access will need to be legally established if the application building is separated from the ownership of the Hall in the future.

Conclusion

78. Given the above, as proposed, the east elevation of the building would undergo significant alteration with the introduction of new glazed openings into what has historically been a traditional blank gable. It is considered that while these alterations are desirable to the Applicants, they are unnecessary and unjustified in order to facilitate the conversion. In addition, the extent of glazing proposed in the two large openings on the south elevation, and the new windows to the north elevation, would result in a much-altered solid-to-void ratio to the elevations, and a marked change in character to the curtilage listed barn itself. This would unduly domesticate the character and appearance of the building and it would, furthermore, harm the setting and significance of the Grade II listed Taddington Hall.
79. As such, the public benefit of the reuse and safeguarding of the building does not outweigh the harm proposed, as it is considered that the listed building can otherwise be converted without the introduction of these alterations to the building. To this end, the proposals do not meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Management Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions, and Conversion of Historic Buildings Supplementary Planning Documents.

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

Report Author and Job Title

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