

7. FULL APPLICATION - FOR EXTERNAL ALTERATIONS TO THE BRAMWELL MEMORIAL INSTITUTE, MAIN STREET TADDINGTON (NP/DDD/0525/0507 RD)

APPLICANT: STUART JAGGER

Summary

1. Planning permission is sought for alterations to window heads and cills and the installation of insulated render to The Bramwell Memorial Institute. The development has been carried out and therefore the application is retrospective.
2. The building is located on Main Street in Taddington.
3. The development has resulted in harm to the character appearance and significance of the building and its setting within the Conservation Area. This harm is not outweighed by any public benefits arising from the development.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. The Bramwell Memorial Institute is located on Main Street in Taddington, within the Taddington Conservation Area. The main body of the hall, facing the road, is a single-storey building of traditional limestone rubble construction with a roughcast finish. Historical records indicate the institute was founded in 1907 by Samuel Bramwell of Taddington Hall, who converted a pre-existing agricultural building opposite his house. The building appears on the first edition 25-inch Ordnance Survey map, and earlier maps suggest a structure of similar footprint existed on the site as far back as the late 18th century.
6. The surrounding conservation area is valued for its historic landscape character and traditional building forms. The Institute sits within a streetscape of stone cottages, farm buildings, and dry-stone walls, contributing to the village's well-preserved historic character. Main Street is the principal thoroughfare through Taddington, and the Institute occupies a central, prominent position in the village, maintaining a strong visual and functional relationship with its immediate surroundings.

Proposal

7. Alterations to window heads and cills and the installation of insulated render to the external walls.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. The alterations fail to conserve or enhance the character and appearance of the Taddington Conservation Area. The development has introduced discordant and unsympathetic materials and detailing which harm the contribution the building makes to the streetscape and Conservation Area. The identified harm is not outweighed by the limited public benefits of the development and the proposal is therefore contrary to the National Planning Policy Framework and Policy DMC8 of the Development Management Policies.
2. The Bramwell Memorial Institute is a non-designated heritage asset of local significance. The alterations have obscured historic fabric, introduced

unsympathetic detailing, and replaced traditional gritstone with modern pre-cast materials. As such, the development fails to conserve the significance of this non-designated heritage asset, contrary to policy DMC5 of the Development Management Policies.

3. **The works, by reason of their design, materials, and detailing, are not sympathetic to the character of the existing building or the wider landscape setting. The proposal therefore fails to achieve a high standard of design required under policies DMC3 and DMH7 of the Development Management Policies.**

Key Issues

8. Impact upon the character, appearance and amenity of the property, its setting and neighbouring properties.

History

9. September 2024 – Enforcement Case 24/0129: Unauthorised alterations to window heads and cills and installation of insulated render
10. April 2021 –ENQ\42221: Pre-application advice, proposal to render external 3 walls, 2 rendered , 1 bare stone. Enquirer advised that planning permission would be required for the proposed alterations.
11. 1983 – WED0383099: Alterations and extensions – Granted Conditionally

Consultations

12. Taddington and Priestcliffe Parish Council: *The Parish Council have reviewed this application and I am delighted to confirm there are no objections to this application, we support the proposed development and wish the applicant every success with this.*
13. PDNPA Built Environment: Objection. Highly significant harm that is not possible to mitigate.
14. DCC Highways: No response.

Representations

15. No letters of representation have been received by the Authority during the consultation period.

Main Policies

16. Relevant Core Strategy policies: DS1, GSP1, GSP3, L1, L3, HC4, and CC1
17. Relevant Local Plan policies: DMC3, DMC5, DMC8, and DMH7
18. Supplementary Planning Documents:

Climate Change and Sustainable Building (2013)
Design Guide (2007)
Building Design Guide (1987)
Alterations and Extensions (2014)

Wider Policy Context

19. 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)

20. 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.
21. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
22. 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.
23. 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

24. GSP1 & GSP2 – Securing National Park Purposes, Sustainable Development & Enhancing the National Park
These policies establish the overarching strategy for achieving the National Park's statutory purposes and duties. They require development and land management to conserve and enhance the National Park's landscape, biodiversity, cultural heritage, and special qualities, while supporting sustainable communities and the rural economy.
25. GSP3 – Development Management Principles
All development must respect, conserve, and enhance the valued characteristics of the National Park. Proposals will be assessed for their impact on the setting and character of buildings, appropriateness of scale, adherence to the National Park Authority's Design Guide, and effects on the living conditions of local communities.

26. L1 – Landscape Character and Valued Characteristics

Development must conserve and enhance the landscape character of the National Park, protecting valued features such as open moorlands, natural habitats, historic assets, and scenic views. Proposals that would harm these qualities will not be permitted.

27. CC1 – Climate Change Mitigation and Adaptation

All development must use land, buildings, and natural resources efficiently to achieve high standards of carbon reduction. Proposals should minimise greenhouse gas emissions, support renewable energy, reduce reliance on fossil fuels, and improve resilience to climate change.

28. DS1 – Development Strategy

This policy sets out the forms of development that are acceptable in principle within the National Park. It defines the main settlements, villages, and rural areas where development can take place, and outlines the types of land uses (housing, business, community facilities, and recreation) that may be supported.

29. HC4 – Provision and Retention of Community Services and Facilities

This policy protects and promotes community facilities and services that are vital for the wellbeing of local residents. Development that results in the loss of essential facilities will only be permitted where they are no longer needed or can be provided elsewhere in an accessible location.

Local Plan Development Management Policies

30. DM1 – Presumption of Sustainable Development in the Context of National Park Purposes

The National Park Authority will apply the presumption in favour of sustainable development, as set out in the National Planning Policy Framework, while ensuring that proposals are consistent with the purposes of conserving and enhancing the National Park.

31. DMC3 – Siting, Design, Layout and Landscaping

Where development is acceptable in principle, proposals must demonstrate high standards of design and siting. They should respect and enhance the natural beauty, visual amenity, wildlife, cultural heritage, and distinctive character of the National Park. Landscaping should integrate development sensitively with its surroundings.

32. DMC8 – Conservation Areas

Development within or affecting a Conservation Area must preserve or enhance its character, appearance, and significance. Applications should assess impacts on important views into, out of, across, or through the area, and demonstrate how the proposal will contribute positively to its special qualities.

33. DMH7 – Alterations and Extensions

Alterations and extensions to existing dwellings are permitted where they conserve the character and appearance of the original building and its surroundings. Proposals must be of a scale, design, and materials that are sympathetic to the National Park's valued characteristics, and should not lead to overdevelopment or harm to the landscape, biodiversity, or residential amenity.

Assessment

Principle

34. In principle, alterations to existing community buildings are supported provided that they conserve the character and appearance of the host building and its wider setting, in accordance with Core Strategy policies GSP1, DS1 and HC4, and Development Management policies DMC3, DMC5, DMC8 and DMH7.

Landscape

35. Taddington's character derives from the use of local materials, principally limestone rubble with gritstone dressings and occasional lime render finishes. The Bramwell Memorial Institute was, before the development was undertaken, in keeping with this vernacular character, contributing positively to the streetscape on the Main Road and forming part of the setting of Taddington Hall.
36. The application of external wall insulation and smooth render has covered the traditional materials of the building and introduced what appears visually as a stark and discordant element into the Conservation Area. The smooth finish lacks the texture of traditional lime roughcast, the increased wall thickness results in a visually heavy and awkward junction with the roof and ground, and the white plastic eaves capping strip is visually intrusive.
37. The replacement of natural gritstone coping stones with pre-cast concrete copings further diminishes the appearance and local distinctiveness of the building. Collectively these alterations erode the contribution of the building to the village street scene and cause harm the character and appearance of the building contrary to policy DMC3.

Cultural heritage

38. Taddington Conservation Area is a designated heritage asset, whose significance derives from the traditional form and materials of its buildings and the well-preserved historic landscape character.
39. The Bramwell Memorial Institute, although not listed, forms part of the historic fabric of the village and makes an important contribution to the character of the Conservation Area. The alterations, for the reasons set out above have harmed the character and appearance of the building and thereby harmed the significance of the Conservation Area, contrary to policy DMC8.
40. The Institute is also a non-designated heritage asset in its own right. Historic map evidence indicates that the building originated as a barn in the 18th or early 19th century before its conversion to community use in 1907. It retains significance both for its historic associations and for its contribution to local vernacular character.
41. The alterations have harmed this significance by obscuring historic fabric beneath impermeable insulation, introducing unsympathetic detailing, and replacing traditional stonework with modern pre-cast elements. This is contrary to policy DMC5, which requires proposals affecting non-designated heritage assets to conserve their significance.
42. In addition to the visual harm, the use of impermeable insulation and render on a traditional solid-walled limestone building introduces technical risks. Such systems inhibit breathability, trapping moisture and leading to deterioration of the building fabric. If this were to happen and the building deteriorated, this would compound the heritage harm and increases the risk of long-term damage to the asset.

Public Benefit

43. The principal public benefit advanced by the applicant is improved thermal efficiency, potentially reducing carbon emissions and lowering energy costs. These are legitimate benefits that align with wider policy objectives of addressing climate change and sustaining community facilities. In accordance with our policies and the NPPF we are required to balance the harm identified against these benefits.
44. The harm identified is less than substantial. This does not however mean that the harm is insignificant or acceptable. Our policies and the NPPF require great weight to be given to the conservation of cultural heritage in the National Park. The harm is therefore significant and weighs against the proposal.
45. The magnitude of the public benefits of the development is relatively minor and while the development would improve the thermal efficiency this would not outweigh the harm identified. The application has not considered or demonstrated alternative means of achieving this aim without the harm identified. There is also concern that the works may result in harm to the building fabric in the long term. If this were to occur then this and any remedial works could undermine any public benefits.
46. When weighed in the planning balance, the limited public benefits of the works do not outweigh the identified harm to the conservation area or to the non-designated heritage asset. Accordingly, the development fails to satisfy the requirements of the NPPF, the Core Strategy, and Development Management Policies.

Biodiversity

47. In this case, the alterations are retrospective and relate to external works on the existing Bramwell Memorial Institute. As such, the development is considered de minimis for the purposes of Biodiversity Net Gain (BNG).
48. Given the scale and nature of the works, it is not considered that the development has resulted in any significant adverse impact on protected species or habitats.

Climate change / sustainable building

49. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.
50. In this case, the applicant's stated intention in carrying out the works was to improve the thermal efficiency of the Bramwell Memorial Institute through the application of external wall insulation and render. While this accords in principle with the objectives of policy CC1 to reduce carbon emissions from existing buildings, the method chosen is not considered to represent a sustainable approach for a traditionally constructed building.
51. The insulation system employs impermeable materials which are technically incompatible with solid limestone masonry, creating a risk of moisture entrapment and long-term damage to the building fabric. Such deterioration could undermine the sustainability of the works, and also necessitate more frequent repairs or replacement in the future, contrary to the objectives of policy CC1.

Amenity

52. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory

level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.

53. The nearest neighbouring properties are Sloe Berry Barn, approximately 8 metres to the east, and Taddington Hall, approximately 6 metres to the north, across the road. Given the scale and nature of the works, which relate solely to external alterations and the application of render and insulation, there is no increase in the height, mass, or footprint of the building. The development therefore does not introduce any issues of overlooking, loss of privacy, or overshadowing to adjoining properties.
54. It is concluded that the works have no material adverse impact on the residential amenity of neighbouring occupiers and are in accordance with Policy DMC3 in this regard.

Highway safety

55. There are no proposed access changes from the existing highway. Space for parking vehicles would be unaffected by the proposals.
56. Site access would remain unchanged, and as it is a single bed unit, the development would not result in a significant intensification of use on the site that would result in any highways impacts.
57. The highway impacts arising from the development are therefore considered to be negligible.

Conclusion

58. The retrospective alterations to the Bramwell Memorial Institute have resulted in significant harm to the character and appearance of the building, the Taddington Conservation Area, and the significance of the Institute as a non-designated heritage asset. The use of inappropriate materials and detailing conflicts with local vernacular character and introduces long-term risks to the sustainability of the building fabric. While the works were intended to improve thermal performance, the limited public benefits arising do not outweigh the heritage harm identified.
59. The proposals are therefore contrary to the National Planning Policy Framework and Policies DMC3, DMC5, DMC8 and DMH7 of the Development Management Plan.
60. Accordingly, the application is recommended for refusal.

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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