

LISTED BUILDING CONSENT APPLICATION – CONSERVATION REPAIRS AND ALTERATIONS TO CHURCH FARM. NEW ATTACHED GREENHOUSE ON THE EAST ELEVATION TO REPLACE MODERN OUTBUILDINGS. INTEGRATION OF SOLAR PANELS AND AIR SOURCE HEAT PUMP. NEW OUTBUILDINGS AND ALTERATIONS TO EXISTING SEPRATE GARAGE - (NP/DDD/1124/1292)SC.

APPLICANT: MR PETER TREWHITT

Summary

1. The application seeks Listed Building Consent for the erection of a single storey gable extension and a series of repairs and alterations to Church Farm, Parwich, a Grade II listed detached property.
2. The Authority's Senior Conservation Officer has stated, that whilst some of the proposals would have a neutral or positive impact on the significance of the house, some would cause less than substantial harm that is unlikely to be outweighed by any public benefits.
3. In this case, parts of the scheme represent a form of development/works that are not capable of being amended in a way which would make it acceptable in its current form, therefore the application is recommended to members for refusal.

Site and Surroundings

4. Church Farm is a detached grade II listed building, sited towards the western edge of the village and within the Conservation Area. The site consists of an C18 farmhouse with C19 extensions to the side and rear and a detached garage and outbuilding.
5. Pedestrian and vehicular access is directly from the public highway. A Public Right of Way (PRoW) runs parallel with the property on its western boundary. The nearest residential dwellings are 'Court House' adjacent to the eastern boundary of the property and 'Spenage' which is sited around 20m to the north.

Proposal

6. The proposals consist of a glazed extension in the form of a glasshouse/greenhouse to be erected on the east gable elevation of the dwelling, erection of a stone outbuilding to incorporate tool shed and oil tank, the insertion of solar panels to the roof of the main house, installation of an air source heat pump to the rear of the dwelling, re-roofing of the existing garage and the reconfiguration of interior parts and features of the property, amongst other things, these include the insertion of a partition wall between the proposed pantry and kitchen area and the removal of existing thralls and trough from the pantry space.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

7. **By virtue of a combination of inappropriate detail and loss of historic fabric, the scheme would serve to perpetuate harm to the overall character, appearance and heritage significance of the listed building. Conflicting with Development Plan Policies L3, DS1, DMC3, DMC5, DMC8, DMH7 & DMH8. In this case, the harm identified would not be outweighed by public benefits and therefore contrary to the National Planning Policy Framework (NPPF).**

Key Issues

8. The key issues are the desirability of preserving the designated heritage asset affected by the proposed works, the setting and any features of special architectural or historic interest, which are possessed.

History

9. 2019 – Enforcement case Ref: 19/0148 - Dismantling of southern boundary wall and rebuilt like for like. Inspected Feb 2025, works found to be satisfactory.
10. 2006 - Withdrawn LBC application for the installation of a satellite dish.

Consultations

11. Parish Council - *“...The Council supported the application’s sensitive treatment of historic features and measures to reduce the building’s environmental impact. The high quality of the plans submitted was appreciated.”*
12. PDNPA Cultural Heritage – *“...Overall, whilst many of the proposals would have a neutral or positive impact on the significance of the house, some of the proposals would cause less than substantial harm that is unlikely to be outweighed by any public benefits”* – (See Heritage section of report below).

Representations

13. None received.

Statutory Framework

14. 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
15. 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. In the National Park, the development plan comprises the Authority’s Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Relevant Core Strategy policies: DS1, L3

Relevant Local Plan policies: DMC3, DMC5, DMC7, DMH7, DMH8

16. The Authority has adopted three separate supplementary planning documents that offers design guidance on householder development, namely the Building Design Guide (1987), Design Guide (2007) and the Detailed Design Guide on Alterations and Extensions (2014).

National Planning Policy Framework (NPPF)

17. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
18. Para: 189 states, that 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.
19. Paragraph 203 in particular states, that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
20. Paragraph 207 states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
21. Paragraph 212 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.

Legislation

22. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Core Strategy policies

23. 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.

Development Management Policies

24. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. 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.

25. DMC7 - *Listed buildings* - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed 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 would result in the loss of or irreversible change to original features.
26. DMH8 (A) - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwellinghouses*. States that, new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.

Assessment

Siting, design & materials

27. Policy DMC3 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.
28. Policy DMH7 states, that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
29. Policy DMH8 (A), states, that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
30. Church Farm is a Grade II listed property, located towards the western side of Parwich and within the Conservation Area of the village. The property is considered an attractive dwelling and therefore contributes positively to the street scene and the surrounding area.
31. With regard to the proposed glasshouse/greenhouse: In general, glasshouses appear out of place on traditional vernacular farmhouses, historically being more appropriate on larger status houses. In this case, the construction of a glasshouse/greenhouse on the east gable elevation of the host property, would be seen as a visually intrusive element, harming the architectural interest of the dwelling and failing to conserve the character and appearance of the Conservation Area within which it is sited. This would be made more prominent, as it would clearly be seen from the adjacent PRoW, that runs in close proximity alongside the northern boundary of the site.
32. Consequently, by virtue of its siting and design, the glasshouse structure fails to reflect and conserve the traditional character and appearance of the host property. Conflicting with Development Plan Policies GSP3, DMC3, DMC5, DMH7 & DMH8 in these respects.

Heritage

33. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets.
34. Policy DMC7 addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed 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 would result in the loss of or irreversible change to original features.
35. The Authority's Senior Conservation Officer advises that the property's significance is derived from its architectural interest, including its external appearance, internal planform, and the survival of historic fixtures and fittings such as internal doors, fireplaces, thrawls and a salting basin.

The following section of the report is the Conservation Officers (CO's) initial and summarised response to the applicant's submitted proposals:

36. The installation of Solar PV to the roof: In principle, the impact of mounting solar PV in the roof valley would be low and mitigated by public benefits of installing renewable energy technology. However, it was not clear how the panels would be mounted. Details therefore should be provided.
37. New greenhouse/glasshouse to east gable elevation of dwelling: In general, glasshouses are out of place on vernacular farmhouses, historically being more used and suited to larger, later houses. The construction of a glasshouse on the east gable elevation would be visually intrusive and harm the architectural interest of the building.
38. Changes to the existing single storey extension (west gable) of dwelling: Generally, some of the changes proposed would be acceptable, (new chimney breast for the Aga, ceiling removal/rooflight installation, and enlarged openings with double glazing and a half-glazed door) are generally acceptable as the side extension retains few features of interest. However, disagree with the assumption that reintroducing a partition along the line of the original external wall would enhance the building's character and therefore significance. In this case, the presence of a reused timber beam above the steel beam indicates the opening is historic and likely contemporary with the extension. Additionally, there appears no evidence that the thrawls and sink are not in an historic location. Removing them from the house would harm its architectural interest and significance.
39. First floor rear bedroom: This is proposed to be divided into an en-suite and utility room, new door from bedroom 1 and removal of door in bedroom 2. This part of the building is a relatively late addition and contributes little towards the significance of the house. However, the historic doors should not be moved.
40. New toolshed, oil tank and air-source heat pump: The proposed oil tank and air source heat pump is slightly confusing, as one would generally negate the need of the other. In this case, the question has been asked, if the amount of visual clutter in the rear yard could be reduced, with the oil tank removed from the scheme for example.
41. Windows and rooflights: The application propose to replace some of the modern windows and glass with more historically appropriate windows, and the replacement of the large rooflights with smaller rooflights. This is considered would be an enhancement.

42. Existing garage: It is proposed to enclose the garage with a timber folding door and inserting a mezzanine floor and W.C. inside. In this case, the impact of the works would be negligible, however, works to the roof are also proposed, but it is not clear if this would include a total re-roof and the retention of traditional torching? Therefore, clarity should be sought.

Following is a paraphrased summary of the agents reply to the above: (A full and more detailed response, including images, can be found on the application web page).

43. Solar PV to the Roof: The agent confirms, that the panels would be mounted flush with the roof tiles, so avoiding any loss of historic fabric or impact on the roof structure. Providing detailed mounting specifications and drawings.
44. New Greenhouse/Glasshouse to East Elevation of the dwelling: The Agent has acknowledged that glasshouses are not historically found on traditional farmhouses and could be visually intrusive if not designed appropriately. However, argues that the proposed glass house is lightweight and transparent in nature, which combined with the discreet location within the garden area, would minimise any visual intrusion and avoid harm to the architectural interest of the building and its context.
45. Changes to the existing side extension (west gable) of the house: The Agent has accepted the CO's assessment, that re-introducing a partition wall along the line of the original external wall of the house, may not enhance the building's significance and the view regarding the existing throwls and sink. However, argues that previous historic works to the building, and specifically regarding the supporting beams above the partition (due to extensive wet rot) means the beams currently lack the structural integrity to safely support the wall above them.
46. Significance of existing Throwls and Sink in pantry area: The Agent has suggested, that the existing stone throwl could have been introduced in the mid/late C19, potentially as part of a commercial cheese production phase within the village. However, the stone salting trough appears remarkably clean and well-preserved, strongly suggesting the salting trough was not put in its current location until the second half of the C20. In this case, the main issue for the proposed partition is driven by a structural necessity, whilst aiming to resolve existing damp problems. In addition, the removal/relocation of the throwls and sink, (given their likely late C20 repositioning and lack of original historic context), would not cause harm to the building's significance.
47. First Floor Rear Bedroom (en-suite/utility, door moves): The comments regarding the historic doors are acknowledged and the proposal would be amended to retain the historic bedroom door in its current position.
48. New Toolshed, Oil Tank and Air-Source Heat Pump: The intention is to retain the oil tank as a backup for the existing boiler, with the ASHP as the primary heating source.
49. Windows and Rooflights: The agent are in agreement with the Authority, that the proposed replacement of modern windows and glass with more historically appropriate windows, and the replacement of large rooflights with smaller ones, would be an enhancement and that the changes would significantly improve the building's character.
50. Existing garage: The agent has confirmed that the proposals would include a total re-roof of the garage building.

Summary of Conservation Officer's final response to the above:

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51. Installation details of the Solar Panels should be provided prior to fixing. In this case, should all other matters have been acceptable, this would have been conditioned accordingly.
 52. The CO restated that the proposal must be assessed on its own merits and that the addition of glasshouses are not historically found on traditional farmhouses.
 53. The CO does not disagree with the date of the single storey side extension to the house (mid 1870's), but the interpretation of the date of the thrawls and trough are considered questionable. The fact that the trough abuts a blockwork wall does not imply that they are contemporary. Although not 'Georgian' or in the list description, the extension, thrawls and trough contribute to the architectural and historic interest of the listed building. Thrawls and troughs are increasingly rare features in Peak District farmhouses and are illustrative of their former use.
 54. On the structural issues: The fact that the area is beset by damp issues, only indicates that there is a damp issue that needs resolving. Reinstating the wall would not achieve this. In this case, it is considered the current arrangement could be fixed, with the timber or steelwork either being repaired or replaced, and the services rationalised. In this case, there is no evidence provided that the reinstatement of the wall is the only viable option.
 55. Toolshed, oil tank and Air-Source Heat Pump: With the removal of the outbuilding to the side of the house, it would be considered an improvement to replace this with a smaller and better detailed toolshed. Overall, however, with the addition of a toolshed, oil-tank store, and a glass house, the result would be an intensification of the number of buildings in the relatively tight curtilage of the house. Moreover, it is not necessary to have two separate heating systems, and there are now plenty of examples of historic buildings heated only with air-source heat pumps.
 56. Existing garage: Given the total re-roof: it would be prudent to impose a condition for the methodology of the re-roof, including that the slates are set aside for reuse, the proportion of new slates agreed with the authority following an assessment of the condition of the slates and with a sample being provided and inspected if required. It is also expected that the roof would be replaced like-for-like, including torching. Should all other matters have been acceptable all the above details would have been conditioned.

Heritage conclusion

57. Overall, some compromise has been accepted by the CO, however, there are still concerns remaining that still constitute a clear objection. In this case, the cumulative impact of the erection of the glasshouse/greenhouse, installation of the ground floor partition wall, the loss of the thrawls and trough, construction of the overly large outbuilding to house a tool shed/oil heater and unnecessary additional backup heat source.
58. In this case as presented above, parts of the scheme, represent a form of development/works that are not capable of being amended in a way which would make it acceptable in its current and submitted form.

Conclusion

59. In conclusion, the development/works would by virtue of a combination of inappropriate detail and loss of historic fabric, cause undue harm to the overall character, appearance and heritage significance of the listed building. Regarding this, it is considered the application as submitted would conflict with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies within the National Park Authority's

Development Plan and guidance contained within the NPPF. No public benefits have been identified that would outweigh this harm.

Human Rights

- 60. Any human rights issues have been considered and addressed in the preparation of this report.
- 61. List of Background Papers (not previously published)
- 62. Nil
- 63. Report Author: Steve Coombes, South Area Planning Team.