

11. LISTED BUILDING CONSENT APPLICATION – REMOVAL OF EXISTING WINDOW AND REPLACEMENT BY A BREAKFAST BAR AT THE NOOK, KING STREET, BAKEWELL (NP/DDD/0314/0272 421680/368461 P941 26.06.2014/ SPW)

APPLICANT: MR STEPHEN ROBINSON

Proposal

The proposal seeks retrospective listed building consent for removal of a window and installation of a breakfast bar including a new stone column and supports at The Nook, Bakewell.

Although not made explicit in the application, the installation of the breakfast bar and the cabinets/fridge beneath also result in a section of wall being removed.

Site and Surroundings

The Nook is a Grade II listed building located in Bakewell's Designated Conservation Area. The rear of the dwelling is not open to public view.

To the rear a lean-to conservatory has been erected. Between this and the original part of the house there is a breakfast bar, this is situated where the original external wall was located which included a window opening. Underneath the breakfast bar there are cabinets providing a hidden fridge and a drawers.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed works have had a detrimental impact on the architectural and historic significance of the listed building. They are therefore not in accordance with the policies of the development plan including Core Strategy Policies GSP1, L3, and Local Plan Policy LC6 and are also contrary to the NPPF.**

Key Issue

- Does the proposal conserve the significance of the listed building?

History

NP/DDD/1198/572 – Listed Building Consent for sunroom (1999).

A replacement sun room was granted permission in 2009 under DDD/0109/0003.

An application for removal of the window and installation of a breakfast bar was refused in 2010 under application NP/DDD/0310/0242 because the retention of the breakfast bar would fail to preserve the special architectural and historic interest of the Grade II listed building.

There is an enforcement file relating to, amongst other things, the unauthorised removal of the window and installation of the breakfast bar. Enf 09/0101

Consultations

Highway Authority - No response to date.

District Council - No response to date.

Town Council - Recommend approval. It is regrettable that this is a retrospective application but the alteration is felt to be of minor significance.

PDNPA Built Environment – Object and recommend refusal as the proposal will have a detrimental impact in the architectural and historic significance of the listed building. Full details are available on the electronic file.

Georgian Group – Object (their full response can be viewed on the electronic file). It is summarised as follows: The removal of the window and associated works have eroded the historic plan-form of the listed building and blurred the definition between the original cottage and the recent rear conservatory. In this case they understand that there is sufficient documentary evidence to allow for a faithful reinstatement of the destroyed fabric, and they would urge the Authority therefore to ensure that the unauthorised works are reversed.

English Heritage – Not necessary for this application to be notified to English Heritage.

Representations

A site notice has been displayed but no representations have been received.

Main Policies

Relevant Core Strategy policies: **GSP1, GSP4, L3.**

Relevant Local Plan policies: **LC5, LC6.**

Local Plan Policy LC6 requires that development affecting a listed building clearly demonstrates how the listed building will be preserved or enhanced and why the proposed development and related works are desirable or necessary. It does not permit development that adversely affects the character, scale, proportion, design, detailing or materials used in the listed building or where it results in the loss of or irreversible change to original features or other features of importance or interest. Criterion D explains that in particular development would not be permitted that would directly, indirectly or cumulatively lead to (i) changes in plan form which involve removal of original walls or the removal, (ii) alteration or unnecessary replacement of features such as windows; (iii) the replacement of original features other than with original materials and with appropriate techniques.

Paragraph 132 of the NPPF otherwise explains 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. Para 133 and 134 explain that where a proposal will harm the significance of a listed building the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Assessment

This application is retrospective and the works have already been carried out on site. In this case the works have removed two casement windows within a single window opening and removed the wall beneath it. The windows comprised two timber single-glazed casements, each subdivided into three panes. These were 20th century in design and had a neutral impact on the character of the listed building. This window type is not uncommon in historic buildings in the National Park. Since the beginning of the 21st century the section of wall that this application relates to has formed a part of the building's interior, dividing the kitchen and the sun room as the original sunroom (now replaced) was granted consent in 1999.

A justification for the works that have been applied for has been submitted in the design and access statement which explains the window had to be removed due to structural reasons and

for the same reasons a stone column and supports were installed when the conservatory was being constructed. The statement explains that the applicants consider the window was a minor feature, not in keeping with the property in terms of its age or style and had no heritage asset significance. It also states that the breakfast bar is more in keeping with the surroundings of the conservatory and kitchen. The design and access statement also states that there are no any significant details known about the window that was removed.

The Authority's conservation officers have provided a detailed analysis of the scheme (which is available in full on the electronic file) and ultimately recommended refusal. There are details of the window that was removed on the planning history file, including photographs and elevations, so it would be possible to reinstate a similar window. The Authority's conservation officers have also explained in their analysis that they would be open to changing the design of a replacement window. However, the total removal of the windows and wall beneath has harmed the character of the listed building. It has allowed the historic part of the building to merge into the new, diluting the ability to read the elevation as an external wall. The door within this section has also been removed and whilst this does not form part of this listed building application it has also exacerbated the situation.

In addition the introduction of the breakfast bar, which extends significantly from the outer face of the original external wall, further blurs the definition of the historic building pattern i.e the aperture no longer reads as a window opening.

As the proposal relates to internal works only it is not considered to harm the character or appearance of the Conservation Area.

Conclusion

The proposed works have had a detrimental impact on the architectural and historic significance of the listed building. They are therefore not in accordance with the policies of the development plan including Core Strategy Policies GSP1, L3, and Local Plan Policy LC6 and also contrary to the NPPF. The application should therefore be refused.

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