

**15. LISTED BUILDING APPLICATION – ALTERATIONS TO KITCHEN AND TOILET AREA OF THE LISTED WING OF ALDERN HOUSE, PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/1215/1148, P.2760, 421961 / 369440, 4/1/2016/CF)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Site and Surroundings**

Aldern House is a Grade II listed building dating from c.1820 and which was originally designed and occupied as a house and is now in a mixed use of commercial and local authority offices. The offices lie on northern edge of Bakewell, within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.

**Proposal**

The application seeks listed building consent for the re-configuration of a ground floor room in the rear wing of the Grade II listed Aldern House. The works will comprise the reduction in size of a modern kitchen space to provide an additional toilet for staff working in the building.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Statutory three year time limit.**
- 2. The works shall not be carried out other than in complete accordance with the submitted plans and the additional specifications submitted on 21 December 2015.**

**Key Issues**

- The impact of the proposals on the significance of a Grade II listed building.

**Relevant Planning History**

There is a significant amount of planning history held on file for Aldern House mostly for alterations and extensions to the building but there is nothing on file that is directly relevant to the current application.

**Consultations**

Highway Authority – No objections.

Town Council – No response to date.

The six amenity bodies have also been consulted on this application but no response has been received from either of the amenity bodies to date.

**Representations**

No further representations have been received to date.

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## **Main Policies**

In determining an application for listed building consent, the Authority has a statutory duty to have special regard to the desirability of preserving the Grade II listed Aldern House and its setting and any features of special architectural or historic interest which it possesses. The Authority must also pay due regard to the conservation purpose of its statutory designation. These statutory provisions are reflected in national planning policies including Paragraph 115 of the National Planning Policy Framework ('the Framework'), which says that great weight should be given to conserving landscape, wildlife and cultural heritage in National Parks, and paragraph 132, which says that great weight should be given to the conservation of a designated heritage assets (such as a listed building) affected by development proposals.

Core Strategy policy L3 and saved Local Plan policy LC6 say that all development must conserve and enhance the significance of the listed building and development which would have a harmful impact on the significance of a designated heritage asset will not be permitted other than in exceptional circumstances. Policies GSP1, GSP2 and GSP3 of the Core Strategy and Local Plan policy LC4 promote development that would be sensitive to the valued characteristics of the National Park and reflect and respect the purposes of its statutory designation. However, because this is an application for works to a listed building rather than for development, 'land use' planning policies have only limited relevance to the determination of this application.

## **Assessment**

The submitted application is supported by a Design, Access and Heritage statement that demonstrates the proposed works would not harm the significance of the designated heritage asset. Although the works are proposed within the historic part of the listed building, all the partitions proposed for removal are modern and do not contribute to the architectural or historic merit of the listed building whilst the introduction of the new partitions and kitchen/toilet facilities will make better use of the existing space. Additional information has been submitted that shows an existing Victorian style door would be retained and the new doors and door furniture would match the style of the existing door. Therefore, the proposals would not have a significant impact on any special architectural or historic interest associated with the historic interior of Aldern House.

In terms of works to the outside of the building, the proposed rationalisation of pipework and making good of stonework to the external face of the east elevation of Aldern House is welcomed by the Authority's Conservation Officer as this work will enhance the appearance of the listed building. It is therefore considered the proposed works would not have any significant impact on the setting of Aldern House and would not detract from the significance of the designated heritage asset.

## **Conclusion**

Therefore, the application is recommended for conditional approval because the proposed development fully complies with the Authority's adopted planning policies and guidance and accords with national planning policies in the Framework. In this case, conditions imposing the statutory time limit for commencement and compliance with the submitted plans and specifications are necessary in the interests of the proper planning of the local area.

## **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