

PLANNING COMMITTEE – 25 APRIL 2023

Reference Number: 22/01078/LB

Application expiry: 28/04/2023

Application Type: Listed building consent

Proposal Description: Application for Listed Building consent for a single Storey Extension to eastern gable and formation of opening between extension and existing kitchen. (Listed Building)

At: Common Bank, Fallgate, Milltown, Ashover, Chesterfield, S45 0EY.

For: Mr S Wortley

Third Party Reps: None.

Parish: Ashover

Ward: Ashover

Report Author: Curtis Rouse

Date of Report: February 2023

MAIN RECOMMENDATION: Refusal

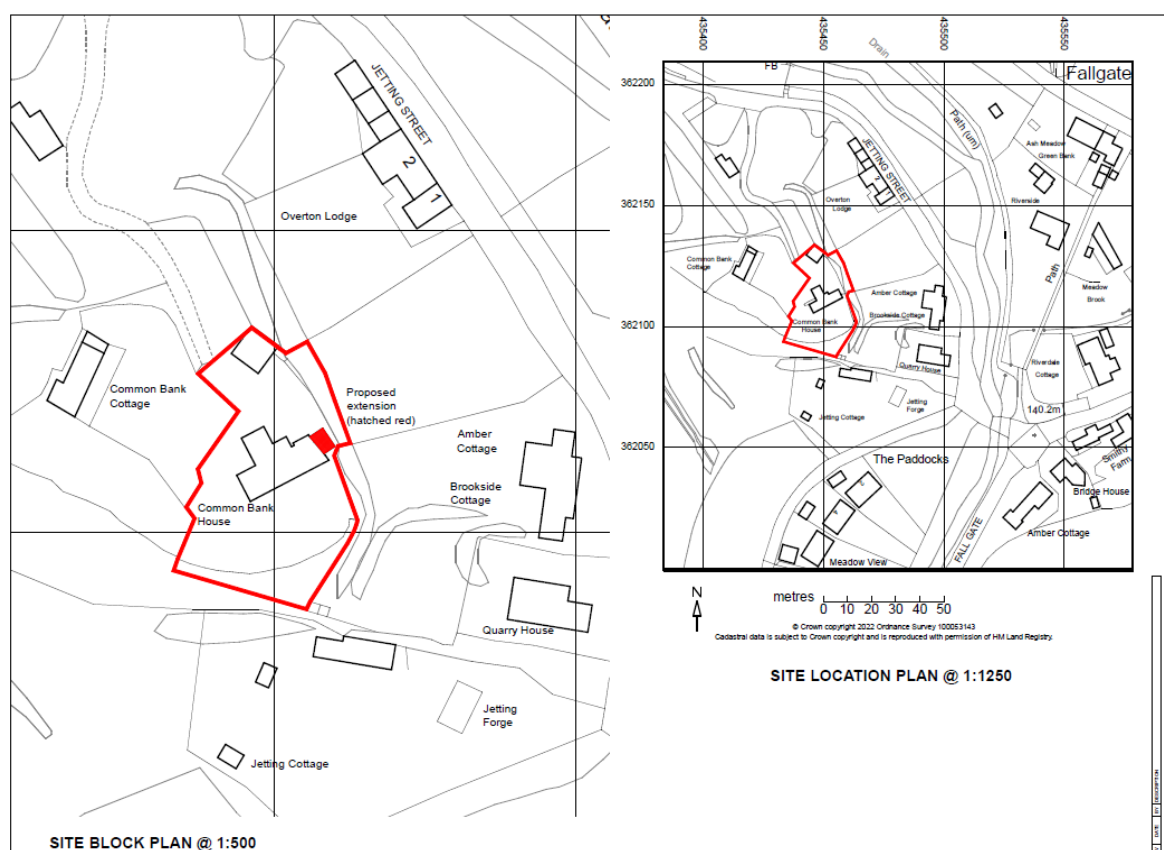


Figure 1: Location plan for application site

1.0 Reason for Report

- 1.1 This planning application is being considered by members of planning committee because the applicant is a relation of an employee at North East Derbyshire Council.
- 1.2 This planning application was called into committee by Councillor Armitage on the basis that the applicant's wife works for North East Derbyshire Council. The Council's legal team have considered that this call in request was valid.

2.0 Proposal and Background

Site Description

- 2.1 The application property is a detached, two storey dwelling with garden space to the rear and a driveway to the side. Figures 2-4 below illustrate the view of the front, side and rear of the property.
- 2.2 There are two nearby neighbouring properties (Overton Loge and Amber Cottage). Both are detached two storey dwellings.
- 2.3 The application site is located outside any defined settlement development limit in an open countryside setting.



Figure 2: View of application site from the front



Figure 3: View of application site from the side where the proposed extension would be located



Figure 4: View from rear of application site

Proposal

- 2.4 The proposed development is for a single storey extension to the eastern gable and formation of an opening between the proposed extension and existing kitchen. Figure 5 below illustrates the proposed plans.
- 2.5 The proposed extension will provide room for a new kitchen and will allow the old kitchen to be converted into a dining area.



Figure 5: Proposed plans

Amendments

2.6 There have been no amended plans submitted.

3.0 Relevant Planning History

01/01221/FL	CA	05.04.2002	Refurbishment and extension of building to form dwelling, erection of detached double garage and installation of septic tank (Listed Building) (amended plan)
01/01226/LB	CA	04.04.2002	Listed Building Consent for refurbishment and extension to building to form dwelling, erection of a detached double garage and installation of septic tank (Listed Building) (amended plan)
10/00459/LB	CA	07.07.2010	Application for Listed Building Consent for erection of a single-storey side extension (Listed Building)
11/00561/LB	CA	14.09.2011	Application for Listed Building Consent for installation of a satellite dish (Listed Building)
18/01126/FLH	R	13.02.2019	Proposed single storey sun room side extension and single storey kitchen side extension (Listed Building) (Amended Plans)
18/01142/LB	R	13.02.2019	Listed Building Consent application for proposed single storey sun room side extension and single storey side kitchen extension (Amended plans)
19/00667/FLH	CA	06.09.2019	Application for proposed sun room (Listed building) (Revised scheme of 18/01126/FLH)
19/00668/LB	CA	06.09.2019	Application for listed building consent for a proposed sun room (Listed building) (Revised scheme of 18/01142/LB)
22/01077/FLH	PCO		Single Storey Extension to Eastern Gable and formation of opening between extension and existing kitchen (Listed Building)

4.0 Consultation Responses

4.1 **Parish Council** No comments.

4.2 **Ward Member** The local ward member requested that the application be considered by members of planning committee.

4.3 **Highways Authority (HA)** No comments raised.

4.4 **Conservation Officer** provided detailed comments on the designation and advice on the site history, submitted heritage statement, structural issues and on the proposed plans.

In summary, this application does not include sufficient information on to enable a full assessment of the proposed works on the designated heritage asset. Information should include:

- (1) the significance of the listed building and its setting, particularly the fabric that will be affected by the proposed alterations;
- (2) the proposed works (i) necessary structural works to consolidate the building; and (ii) the alterations proposed to accommodate a new extension, including the methodology and details of the new opening within the east gable end.

Additionally, the principle of altering the simple form of the east gable end of the historic building with the proposed extension will harm the character of the listed building. The further accumulation of new build form will dilute the building's character and significance and therefore result in harm.

The application does not include a convincing justification and / or public benefit to outweigh this harm. Structural works are likely to be required to the east gable end but the application does not demonstrate whether less conspicuous alternatives to an extension, would achieve this.

This application is therefore contrary to section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990; section 16 of the National Planning Policy Framework (NPPF) and North East Derbyshire District Council's Local Plan policies SS1, SDC6 and SDC12.

5.0 **Representations**

5.1 The application was originally publicised by way of neighbour letters and the display of a site notice adjacent to the site. A site notice was placed on the telegraph pole opposite the house on 11 November 2022.

5.2 No comments received from members of public.

6.0 **Relevant Policy and Strategic Context**

North East Derbyshire Local Plan 2014-2034 (LP)

6.1 The following policies of the LP are material to the determination of this application:

SDC6 Development Affecting Listed Buildings

Ashover Neighbourhood Plan (ANP)

- 6.2 The Ashover Neighbourhood Plan (ANP) has been accepted at referendum and the District Council adopted the Plan in 2016. The relevant policies should therefore carry weight in any decision:

AP12 (Listed Buildings)

National Planning Policy Framework (NPPF)

- 6.3 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

- 6.4 Successful Places Interim Planning Guidance, adopted December 2013.
- 6.5 Section 66 of The Listed Buildings and Conservation Areas Act 1990 (as amended).

7.0 Planning Issues

Principle of Development

- 7.1 The application site is located outside any settlement development limits in open countryside and involves works to a listed building.
- 7.2 Policy SDC6 of the Local Plan and AP12 of the Ashover Neighbourhood Plan (ANP) support proposals which preserve or enhance listed buildings. Proposals should use materials, layout, architectural features, scale and design that respond to and do not detract from the listed building.

Impact on Listed Building

- 7.3 This application concerns proposed works to a Listed Building, and as such listed building consent is required before the proposed works can begin.
- 7.4 The application site, Common Bank House is a Grade II Listed Building. Common Bank House was included on the statutory List, of buildings of special architectural and historic interest, on the 30th August 1995. The property is grade II listed and its List entry (NHLEN 1240539) is on the National Heritage List for England.
- 7.5 The double chamfered stone window surrounds and chamfered mullion within the front (south) elevation of the property suggests the building dates from the 17th century; although it may have earlier origins.
- 7.6 Common Bank House is a good example of the local vernacular architecture. Key characteristics of this building type include:
- simple and robust building form, laid out in a linear alignment (single bay deep);
 - built of locally-derived materials, in this case limestone with gritstone dressings; and some stone slate to the bottom courses of the back roof pitch;

- traditional Welsh slate roof coverings, in keeping with the local historic building stock;
 - often, south-facing; and
 - specific features (e.g. window surrounds) and tooling of fabric that are distinctive to the area and can be attributed stylistically to certain eras.
- 7.7 The proposal (see Figure 5 above) involves the formation of a single storey extension to the side of the property. The proposal also involves the formation of an opening between the extension and existing kitchen. The extension will be constructed from random rubble limestone with dressed gritstone window surrounds, natural slate and timber windows.
- 7.8 In support of the proposal a Design and Heritage Statement has been submitted, prepared by Darren Mayner Architecture. The statement suggests that the proposed extension is necessary and will have little impact on the integrity of the listed building. In fact, a similar extension was approved in 2010 and 2019 for an extension at the opposite end of the house.
- 7.9 The Councils Conservation Officer has raised concern at the lack of suitable information submitted to perform a full assessment on how the proposed development will harm the character of the listed building, and how there are not enough mitigating factors present to outweigh the harm the proposed development will incur to the Listed Building.
- 7.10 The Conservation Officer also raises concern at the lack of structural justification for the proposed works. Without information relating to the structural impact of an extension to the east gable end of the listed building a full assessment cannot be undertaken.
- 7.11 In a previous application back in 2018 (application reference 18/01142/LB) for a similar side extension concern was raised by the Conservation Adviser that the proposed side extension would *"amount of new additions would start to detract from the significance of the designated heritage asset."* This application makes little effort to overcome these previous concerns.
- 7.12 Historic England Advice Note 2: Making Changes to Heritage Assets explains, *"it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting."* The Conservation Officer considers that forming a breach in the east wall, to link the historic building and the new extension, will result in the further removal of historic fabric. This in turn, will result in harm to the listed building and a robust justification has not been provided to outweigh this harm. The Conservation Officer therefore suggests that a re-arrangement of the uses of the existing rooms should instead be investigated.
- 7.13 It is also concluded by the Conservation Officer that the design proposed for the new extension is a poor response because of the combined reasons listed below:
- Normally, ridge lines run along the longest axis, therefore if the principle of an extension was acceptable, a pent (lean-to) roof is likely to create a more subservient and better roof design than the proposed.
 - The rooflights proposed, high up near the ridge, within the small roof pitches creates a poor solid to void relationship that jars with the character of the historic building.

- The blind front elevation (with rooflight) is a poor response and dilutes the character of the historic dwelling.
- The mullioned window proposed in the east elevation will result in bogus heritage.

7.14 It is therefore concluded that the proposed works would fail to preserve the significance of the heritage asset and its setting including impacts on the character, architectural merit or historic interest of the building. Furthermore the overall scale and design of the proposed extension would detract from and be harmful to the listed building.

8.0 Summary and Conclusion

8.1 Overall, Officer's conclude that the proposed development would not meet the policy requirements for works on listed buildings because there is not enough justification present, and the proposals would be harmful to the character and setting of the listed building.

8.2 As such Officer's consider that the proposal would not conform to the Local Plan, Ashover Neighbourhood Plan and National Planning Policy Framework and should therefore be refused for the reason set out below.

9.0 Recommendation

9.1 That listed building consent is **REFUSED** for the following reason:

1. The proposal is for a single storey side extension to Common Bank Cottage which is a Grade II Listed building. The principle of altering the simple form of the east gable end of the historic building with the proposed extension will harm the character of the listed building. The further accumulation of new build form will dilute the building's character and significance and therefore result in harm.

Insufficient convincing justification and/or public benefit to outweigh this harm has been submitted to support the proposed works. Furthermore, structural works are likely to be required to the east gable end but the application does not demonstrate whether less conspicuous alternatives to an extension, would achieve this.

Overall it is considered that the proposed works would fail to preserve the significance of the heritage asset and its setting including impacts on the character, architectural merit or historic interest of the building and would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the National Planning Policy Framework (NPPF), North East Derbyshire District Council's Local Plan policy SDC6; and Ashover Neighbourhood Plan policy AP12.