
Delegated report Officer: Teresa Turner

Application ref. DMPA/2019/0866

The installation of replacement rooflights, the addition of a flue and alterations to the rear door at The Limes, 86 Main Street, Etwall, Derby, DE65 6LX

Valid date: 16/07/2019

Consults expired: 06/09/2019

EIA development? No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/0980/0910 (planning permission also operating as Listed Building Consent) – Conversion of the detached outbuilding on the north side of 86 Main Street, Etwall, into ancillary living accommodation – approved with conditions on 12/12/1980. Condition 2 – permitted accommodation to be occupied only as an annex to 86 Main Street, Etwall.

Responses to consultations and publicity

Etwall Parish Council has no objections.

The Conservation Officer is satisfied that the amended proposals, as received on 10/09/2019, 'preserve' the special architectural significance of The Limes as a listed building and the contribution to that significance and understanding of it made by the associated Croft Cottage as a curtilage building, thus achieving the 'desirable' objective described within sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as preserving the contribution which the property makes to the special architectural and historic character and appearance of the conservation area as is also described as being a 'desirable' objective within section 72 of the aforementioned 1990 Act. Conditions to secure details of materials for the brickwork repairs and the replacement stone lintel and joinery details for the proposed replacement windows and doors (although the overall form as shown on the elevations is not of cause for concern) would be required.

No responses received as a result of publicity.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1: Policy S2 (Presumption In Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2: H27 (Residential extensions and other householder development), BNE7 (Trees, woodlands and hedgerows), BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Etwall Conservation Area Character Statement

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)

- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- The impact on the character and setting heritage assets (listed building and conservation area); and
- The impact on the living conditions of the adjoining properties and the general character and appearance of the area.

Planning assessment

The impact on the character and setting of the heritage assets (listed building and conservation area)

The application property is a residential conversion of what is described as a likely stable and hay loft associated with the Grade II listed The Limes at 86 Main Street. The proposal includes external and internal alterations and the addition of a flue.

The proposed external works would involve replacement rooflights on the rear facing roofslope, the existing themselves being of no great age or architectural significance. The existing front door is a part glazed modern door and the replacement would be more solid with a more traditional appearance better suiting the ancillary character of the building as well as being less overtly domestic. Some first floor windows would receive external timber shutters, these would be appropriate to the building if its assumed role as a stable is correct as the external doors would suit the character of hay loft doors, their addition certainly could not be interpreted as harmful to the special significance of the building.

The introduction of a solid fuel stove would promote air-flow within the building supporting the traditional nature of the fabric and the desirability of breathability and air flow. As such the addition of a flue would have a positive impact upon the fabric of the building, the style is as a simple metal flue tube which would be in accordance with recommended best practise for the addition of flues to agricultural conversions (Best Practice Guidelines for Adaptive Reuse: Adapting Traditional Farm Buildings).

An amended set of plans (10/09/2019) have been provided which alter the proposed rear double doors and the lintel above, retaining the span of the existing lintel and recessing the infill brickwork beneath to retain an impression of the former opening width which the lintel must have served. This change has addressed the one minor issue with the initial proposal and this change would be positive in terms of the legibility of the historic character of the building.

The proposal, as amended on 10/09/2019, would involve sympathetic external alterations that would enhance the character and appearance of the curtilage listed building and thereby conserve the setting of the principle listed building and the character and appearance of the conservation area in line with the requirements of the NPPF, the development plan policies and adopted SPD.

The impact on the living conditions of the adjoining properties and the general character and appearance of the area

The proposed works would affect existing external openings only with the proposed replacement of some of the existing joinery and the replacement of the existing rooflights. These proposed changes would be considered to have deemed planning permission under the provisions of Class A (replacement windows) and Class C (rooflights) of Part 1 of Schedule 2 of the 2015 General Permitted Development Order. As such, the impact of these changes on the amenities of the adjoining neighbours would not be assessed.

The proposed replacement joinery, including the new external shutters, and the new conservation style rooflights would be sympathetic alterations of a more traditional style that would enhance the external appearance of the curtilage listed ancillary outbuilding.

The proposed flue would be a simple metal tube flue that would exit the less visible east facing (rear) roof slop of the building and as such there would be little impact on the existing street scene or the general character of the area. With regards to the impact on neighbours, wood burning stoves have the potential to create smoke which may affect the amenity of the neighbours and there are numerous reasonably close. However, adequate other legislation is in place to address that issue and an informative advising the applicant that future action under the Environmental Protection Act 1990 can still be taken by them if it is determined that a statutory nuisance exists at a later date. The installation of the flue would also require Building Regulations approval if not installed by a HETAS engineer.

The proposal, as amended on 10/09/2019, would conform to the requirements of Policy BNE1 of the LP1 and Policy H27 of the LP2 with regard to the visual impact on the existing built environment.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	16/09/2019
Report agreed:	16/09/2019
Authorised officer:	Chris Nash
