
Delegated report Officer: Teresa Turner

Application ref. DMPA/2019/0861

Listed Building Consent for the removal of a rooflight and chimney and the setting back of entrance door (amendments to previously approved application 9/2018/0161/L at The Long Barn, Foremark Park Farm, Scaddows Lane, Ticknall, Derby, DE73 7JP

Valid date: 11/07/2019

Consults expired: 03/09/2019

EIA development? No

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

Relevant planning history

9/0295/0964/L - The erection of a single storey extension to provide a swimming pool and garage on the southern flank of the Grade II Listed Farmhouse at Foremark Park Farm, Foremark - granted subject to conditions on 16/06/1995.

9/2001/0154/F - The creation of separate dwelling accommodation and the erection of an extension to the dwelling at Foremark Park Farm - approved with conditions on 17/08/2001.

9/2017/0630 - Variation of condition 2 of planning permissions 9/2001/0154 and 0153 to include further ground floor rooms for the creation of separate dwelling accommodation at Foremark Park Farm - approved 14/07/2017.

PRE826 (for the subsequent 9/2018/0161/L scheme) - Applicants confirmed that the Long Barn has been severed from Foremark Park Farm as a separate residential unit.

9/2018/0161/L - Listed Building Consent for internal and external alterations to include flue, new windows and rooflights to the previous swimming pool/storage building and internal alterations to the barn together with associated landscaping - approved with conditions on 12/04/2018.

Responses to consultations and publicity

The Conservation Officer is reluctant to be seen to grant consent for the use of Residence 9 windows on a Listed Building given the manufacturers tendency to take any such approval entirely out of context and boast about their product being "approved for use on listed buildings". It should be stressed that the situation is not 'typical' and the agreement to these products and materials on this modern addition to a listed building should not be seen as any kind of general endorsement of the product for use on listed buildings more widely.

No further responses have been 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 BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2: BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

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 fabric, character and setting of the listed building.

Planning assessment

The impact on the fabric, character and setting of the listed building.

The current application seeks listed building consent for minor changes to the previously approved 2018 scheme with the removal of an existing chimney and a new rooflight to the rear range of outbuildings. Outbuildings are characterised by long uncluttered and uninterrupted roof slopes that contribute positively to their ancillary character. Although the former swimming pool/storage building is a later addition (c.1990s), it does have an ancillary character that is subservient to the principle listed building and the proposed removal of the chimney, which has been adapted over the years to provide an outlet for the heating system for the former swimming pool and is now redundant, and the removal of the approved rooflight would be considered an enhancement to the buildings external character.

The setting back of the previously approved glazed entrance to the modern extension to the rear of the listed building would be considered a minor alteration that would have no increased impact on the fabric, character or setting of the listed building.

The application also proposes the insertion of new windows and doors in the modern extension, which is located at the rear away from principal elevations of the listed building. It is conceded that the part of the building to which they are proposed is far from being the most significant in terms of the special architectural and historic significance of the building and as such the proposal would not be harmful to that special significance.

Similarly the timber clad (internally) doors are not ideal, however they would represent a clearly modern use of materials at the break between the historic part of the building and the modern swimming pool extension marking the transition to the more modern work. If the approach is to be modern fenestration on the modern addition to clearly show it as a contrast to the historic part of the building then the proposed doors would be consistent with that approach.

The small thumbnail details that have been submitted appear to show windows and doors as externally stormproofed. It is noted that this has been a similar issue with window suppliers in the past where their thumbnail illustrations always appear to show external storm proofing even when this is not the case. Research has been carried out with regard to timber clad aluminum windows and these appear to not feature external storm proofing, the detailed window specification also demonstrates that the windows do not, regardless of what is shown on the thumbnail illustration.

Given the fact that the proposed external alterations would be to a modern addition to a listed building that is of no historic or architectural significance or character, the proposal would be considered acceptable in these circumstances.

The proposal would not involve the loss of any historic fabric and the proposed external changes would

be sympathetic to the ancillary character of the modern addition thereby conserving the setting of the principle listed building in line with the requirements of the NPPF, the development plan policies and adopted SPD.

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:	17/09/2019
Report agreed:	17/09/2019
Authorised officer:	Chris Nash
