

From: James Bate
Sent: 25 September 2019 12:41
To: SDDC Planning Applications
Subject: RE: Planning Application Consultation DMPA/2019/1043 - 55 Castle Street, Melbourne, Derbyshire, DE73 8DY

Teresa,

I have considered these applications for planning permission and listed building consent for works of alteration and extension at 55 Castle Street.

The property is a grade II listed building covered by part of a listing applied to 4 properties, each forming one half of a pair adjoining houses, the two pairs each being similar but not identical to each other. Number 55 is the southern-most of the group. The site also sits within the Melbourne Conservation Area.

The properties are red brick with stone detailing on frontage but the southern gable end is roughcast rendered, including the southern gable chimney.

The proposed extension to the main house consists of a cat-slide dormer to the rear roofslope to enable more effective use of a second floor ensuite. The work would represent a modest projection from the plane of the roofslope, set well in from the southern gable end, which would not be visible within the streetscape. The kitchen is to be reroofed, the materials section of the application form states 'no change' for roof coverings. The heritage statement states that the roofing will be in 'matching slate' but it is not at all clear whether this means 'new slate to match' or 'existing slate refixed', clarification will be required and if the former a materials condition applied to ensure that control over the suitability of any replacement is maintained.

Internally a single wall is to be removed, although retention of nib walls holding a supporting beam will allow its former line and the scale of the two rooms it divided to be appreciated and understood. The wall itself has no features of special interest or significance and its removal is not considered to compromise the special significance of the building.

An outbuilding is proposed to be converted to ancillary accommodation. This building may initially have been used in connection with the local market garden activity, however it has subsequently seen a degree of alteration for use as a garage. The proposal involves removal of external render and repointing of brickwork, internal insulation, repair of windows and doors, some degree of rebuilding at one corner of the building which is in poor condition and the removal of a garage door which will then be infilled with an insulated stud wall with exterior joinery replicating the character of the existing timber garage doors, but fixed as a non-openable feature. Internally the layout is altered and new stairs inserted, however the main contribution that the outbuilding now makes to the significance of the listed building and its neighbours arises from its presence and external character. The proposed use will improve the external appearance as well as providing a more substantial use for the outbuilding which is no longer large enough to serve as garaging for typical modern vehicles.

I would suggest conditions to secure details of proposed repairs to the outbuilding, including the extent of rebuilding necessary at the rear corner, and potentially a materials condition if works involve any new masonry or slates being imported into the site.

I am satisfied that the proposals would 'preserve' the special architectural and historic character and appearance of the Melbourne Conservation Area as none of the proposed works would have any material impact upon the appearance of the area as experienced from the public realm, and the proposals would preserve the special significance of the property as a listed building, with these objective being described as 'desirable' objectives within sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours,

James Bate

Conservation Officer

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Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

From: Planning Applications [mailto:planningapplications@southderbyshire.gov.uk]

Sent: 20 September 2019 15:05

To: James Bate

Subject: Planning Application Consultation DMPA/2019/1043 - 55 Castle Street, Melbourne, Derbyshire, DE73 8DY

Ref. No: DMPA/2019/1043

The reslating of the existing kitchen roof and the insertion of a rooflight, the insertion of a catslide dormer to rear roof of main house and the conversion and renovation of the detached garage block into a family room at 55 Castle Street, Melbourne, Derbyshire, DE73 8DY

The above planning application has been received.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than 11/10/2019. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, or using the online form withing the online plannning register <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2019/1043>

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions you would wish to see attached to any grant of permission.

Please note that conditions will only be attached where they fulfil the tests for imposing conditions as set out in Planning Practice Guidance and conditions which

require the submission and approval of information before any works can commence (pre-commencement conditions) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions, where available.

If you object to the proposals as currently presented, please outline the full reasons for your objection as there is no guarantee that amendments or further information will be sought or received. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

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