
Delegated report Officer: Teresa Turner

Application ref. DMPA/2019/0950

Listed Building Consent for the replacement of the front door and frame and the repair of the surrounding brickwork at 31 HIGH STREET, REPTON, DERBY, DE65 6GD

Valid date: 07/08/2019

Consults expired: 26/09/2019

EIA development? No

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

Relevant planning history

9/0486/0078/L – The erection of a porch and alterations to the fenestration of the south elevation – listed building consent granted with conditions on 06/06/1986

9/2009/0960/L – The removal of the existing porch, installation of replacement doors and windows and internal alterations to facilitate the joining of 2 cottages into one residential unit – listed building consent granted with conditions on 13/01/2010.

PD6729 - The proposed works were identified as not requiring planning permission. Also advised that Listed Building Consent would be required unless the works were a like for like repair.

Responses to consultations and publicity

None received.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

The relevant emerging policies are:

- Repton Neighbourhood Development Plan (NDP): no policies formally adopted as yet.

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Repton Conservation Area Character Statement 2013

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, external character and setting of the listed building; and
- The impact on the character and appearance of the conservation area

Planning assessment

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

The affected door and window are modern replacements that were granted consent in early 2010 and which replaced a former small paned bow window that was deemed of little interest at that time. The proposal would retain the existing window and door subject to there being no unforeseen damage from the surrounding unstable brickwork which is currently causing issues with the operation of the door. The proposed replacement door details that have been submitted if the current door is damaged and cannot be reused would be considered acceptable. The stone part of the building has recently undergone refurbishment and repair (ref 9/2017/0035/L) and this work was carried out by a suitably qualified conservation expert which the applicant is seeking to employ for the current proposal.

The proposal would affect the 19th Century addition to the rear of the 16th Century stone building that immediately fronts the highway and which would be considered the most significant part of the listed building in terms of its special architectural and historic significance and as such the proposal would not be harmful to that special significance and the contribution it makes to the surrounding area.

The proposal would involve some loss of previously disturbed brickwork however the proposed works would ensure that the identified stability issues would be rectified. It is therefore considered that the proposal would preserve the special significance of the listed building in line with the requirements of the NPPF and with Policy BNE2 of the LP1 and BNE10 of the LP2.

The impact on the character and appearance of the conservation area

Given its location towards the rear of the building behind the existing solid boarded vehicular access gates that screen views into the application site from the public realm and the fact that there would be little to no external change to the door and window arrangement, the proposal would have a negligible impact on the character and appearance of the conservation area.

The proposal would therefore conform to the requirements of the NPPF and with Policies BNE1 and BNE2 of the LP1 and Policy BNE10 of the LP2 in that the heritage asset (conservation area) would be preserved.

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:	30/09/2019
Report agreed:	30/09/2019
Authorised officer:	Tony Sylvester
