

Jessica Cheadle

From: James Bate
Sent: 18 October 2019 12:52
To: SDDC Planning Applications
Subject: RE: Planning Application Consultation DMPA/2019/1041 - The Steading, Main Road, Derby, DE72 3EQ

Good Afternoon Katie,

I have considered this application for listed building consent for the conversion of a former range of agricultural outbuildings from their current use as one dwelling to form 6 dwellings, and have previously commented on a planning application for the same proposed works.

As part of the application a design and access statement incorporating a thorough heritage assessment has been produced.

The site consists of former agricultural outbuildings associated with Gardens Farm (Grade II listed). The buildings were still in the ownership of Gardens Farm until their residential conversion and sale in 1994 (an earlier residential scheme was approved in 1991 but not implemented). The farmhouse had been listed in March of 1987 and as such the outbuildings would appear to meet the tests set out in case law for application of the curtilage listing provision within section 1(5)b of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No listed building consent was initially submitted alongside the planning application but having contacted the agent this has now been submitted.

I am comfortable that the information submitted is sufficient to allow me to assess the impacts on the converted agricultural buildings as part of the listed building at Garden Farm. The assessments produced by the agent across pages 24 and 25 of the design and access statement have assessed both the types of heritage significance which the buildings have and their relative sensitivity to change, this identifies that the main thread of significance is the aesthetic value of the buildings and largely in the way that they contribute to setting and context for the principal listed building. That being said they are fairly typical examples of their type and are both enlarged and altered. The least altered section of the building is the northern half of the eastern range and as such this is also identified as being more sensitive to further adaptation and change when compared to the western range and the southern portion of the eastern range.

The main aims of a successful scheme will be to retain the relatively small number of traditional features which have survived internally within the eastern range and to retain the overall agricultural character of the buildings and thus the contribution which they make to the significance of the principal listed building and the ability to understand and appreciate that significance. Whilst more significant internal change is proposed in the western range this has already been significantly altered through changes such as the creation of an indoor swimming pool, further change in these areas will have little impact upon any special significance.

The removal of formal domestic planting within the courtyard area and the subdivision of the space via hedge planting would return this part of the site to a more agricultural character, albeit used as hard standing for the parking of cars. The proposed elevations show that the overall architectural character and appearance of the buildings would remain, and the area of the buildings identified as having a higher sensitivity to further alteration undergoes relatively minor alterations as part of the proposal with surviving historic features retained.

Some minor changes to fenestration are proposed although the changes are relatively minor and avoid overly regular, symmetrical or domestic appearance, in two cases multi-pane 'Georgian-style' glazing patterns are removed and a simple pattern of glazing is proposed instead which would be more appropriate to the simple, subservient and agricultural form and nature of the buildings.

Two areas of extension are proposed to the east range, one to the north extending as far as the northern extent of the western range and one to the east providing a second gabled form on this elevation. The site is located within the green belt and would mostly involve reuse of existing buildings, a type of development not considered to be inappropriate. The extensions proposed would be modest in light of the existing volume and footprint, and so far as I can tell the only extension to the agricultural outbuildings since 1948 is the double garage serving Garden Farm which was added to the southern end of the west range in 1994. Even considered cumulatively I would be comfortable that the extensions would not be 'disproportionate' to the scale of the original buildings.

Some consideration has been given to functionality including via the provision of externally accessible stores and garden stores are incorporated into the design which should remove pressure for domestic garden sheds which could clutter the site.

I am of the view that the proposals would preserve the special architectural and historic significance of the former agricultural outbuildings and the contribution which they make to the significance of the principal listed former farmhouse and the ability to understand and appreciate that significance.

The site is already in a residential use and it is not considered that the proposed works would have any notable impact upon the setting of the grade II* registered park and garden at Elvaston Castle to the north, similarly the grade II listed walls of the Nursery Garden will not have their setting adversely affected, walled gardens are essentially enclosure walls and it is the space which they enclose, and the structures and activities within, rather than their external appearance which is their principal significance. Extensions proposed would remain a significant distance from the walls and would not be visible from the space within.

Elvaston Castle itself is a grade II* listed building some 390 metres away to the northwest with robust tree planting and landscaping in the intervening space such that the site has no impact upon its setting.

I remain satisfied that the proposals would achieve the 'desirable' objective described within section 16 of the Planning (listed Buildings and Conservation Areas) Act 1990 of preserving listed buildings, their settings and features of interest.

I would suggest facing and roofing materials condition for the proposed extensions and details of boundary treatments to be provided. Whilst some boundaries to the east will follow existing landscaping elsewhere to the north new boundaries are simply described as being sensitive and located where most appropriate.

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: 03 October 2019 15:04

To: James Bate

Subject: Planning Application Consultation DMPA/2019/1041 - The Steading, Main Road, Derby, DE72 3EQ

Ref. No: DMPA/2019/1041

Listed Building Consent for the conversion of a single dwelling, garages, workshop, swimming pool and offices to provide 6 individual dwellings with courtyard parking with associated internal and external alterations at The Steading, Main Road, Derby, DE72 3EQ

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 24/10/2019. 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/2019/1041>

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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