
Delegated report Officer: Teresa Turner

Application ref. DMPA/2021/1040

Listed Building consent for internal alterations to second floor to provide bathroom facilities with associated external pipework, the installation of 2 rooflights, the removal of existing bi-fold garage doors and the installation of new timber door and window at Chantry House, Church Street, Melbourne, Derby, DE73 8EJ

Valid date: 02/08/2021

Consults expired: 03/09/2021

EIA development? No

Section 106 agreement? Not required

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

Relevant planning history

9/2013/0849/L – The insertion of a French door set and fanlight to replace existing window, conversion of part of garage at ground floor including glazed doors and alterations over garage including rooflights – Listed Building Consent granted on 9th December 2013.

Responses to consultations and publicity

The Conservation Officer confirms that a site visit was carried out as part of pre-application discussions relating to the second floor bathroom proposals. There are no objections raised subject to the imposition of conditions for joinery details of the proposed window and door and one requiring that the proposed rooflights be conservation type and fitted using a recessed flashing kit in order to keep them as near flush with the roofslope as possible. There would be no need for a facing brick condition that would require formal discharge. Whilst a close match is proposed even if the match is not perfect this would only improve the legibility as a blocked former opening and as such close control over the material used would not be needed.

Melbourne Civic Society has raised no objections.

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 BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Melbourne Conservation Area Character Statement 2011 (CACS)

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 historic fabric and character of the listed building.

Planning assessment

The impact on the historic fabric and character of the listed building

Chantry House is a Grade II listed building located within the key service village and conservation area of Melbourne. The proposed works are in two parts: for the main dwelling the proposal includes internal alterations to existing partitions within a second floor bedroom (the existing partition walls currently divide a bedroom from a store room) to create a vestibule, bedroom and bathroom together with the insertion of two rooflights into the valley of the twin pile roof at the lower slope of the inner rear pitch. The proposed rooflights would serve the bathroom and landing vestibule. The proposed alterations to and extension of an existing soil pipe on the east gable would be required to facilitate this work.

The affected bedroom is already subdivided by modern partitions and as such its original scale, form and contribution to the overall plan form of the building is already compromised. If a bathroom is to be provided at second floor then it makes sense that this should be the area to locate it. The proposed reconfiguration of the partition walls within this existing bedroom space would enable the new bathroom to be independently accessed by both of the second floor bedrooms rather than it just serving one bedroom as an ensuite. The proposal would avoid impact on the architectural and historic significance of the building by affecting a previously subdivided room which does not possess decorative architectural features which might be compromised by further subdivision.

The proposed rooflights would be inserted into a sensitive location deep within the central roof valley where they would not be visible more widely within the streetscape of the conservation area. The proposed enlarged soil stack on the rear west gable end would be visible within the public realm, albeit briefly before trees along the Church Street frontage quickly obscure the view of the rear gable. These proposed changes would not harm either the special architectural or historic significance of the building as a listed building or the special character and appearance of the conservation area.

The second element of the proposal would affect the single storey eastern range and specifically the rear elevation facing into the plot where there are currently a pair of bi-fold garage door openings. There is an extant consent which allows for the westernmost garage door to be replaced with a glazed screen, however the proposal is now to remove the doors, infill the opening with recessed brickwork and a pedestrian scale door and window similar to that on the adjacent utility. Historic mapping shows that there was a projecting structure attached to the range in this location. Whether the garage door opening was previously an open internal connection or created following the demolition of the projecting range is unclear, however the current bifold garage door arrangement is not an original one. Given that the brickwork is proposed to be recessed, it would still be possible to appreciate the former opening in this location and the legibility of the previous character of the building would remain. This proposed change would not amount to harm to the special significance of this portion of the building or the ability to understand and appreciate the site overall.

Subject to the conditions requested by the Conservation Officer the proposal would preserve, and thus not harm, the special significance of the property as a listed building and the special architectural and historic character and appearance of the conservation area as are described as desirable objectives within Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposal would comply with the requirements of the NPPF and with the objectives of Policy BNE2 of the LP1 and BNE10 of the LP2 in that the significance of the heritage assets would not be harmed.

The proposal would conform to the requirements of the NPPF and the NPPG and with Policy S2 of the LP1 in that planning applications received by the Council that accord with the policies in the Local Plan Part 1 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay unless material considerations indicate otherwise.

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:	22/09/2021
Report agreed:	24/09/2021
Authorised officer:	Emma Palmer-Barnes
