
Delegated report Officer: Teresa Turner

Application ref. DMPA/2021/1450

Listed Building Consent for the installation of a rooflight on the rear elevation of 14 Blenheim Mews, Etwall, Derby, DE65 6PU

Valid date: 20/09/2021

Consults expired: 05/11/2021

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

9/0776/0514 – Conversion of outbuildings of existing farmhouse into 2 dwellings and the reception of 3 dwellings on land adjoining – Planning permission granted on 20th December 1976. (Copy of decision notice not available in archive).

9/0976/0680 – Part demolition of Blenheim Farm and the conversion of outbuildings into living accommodation – Planning permission granted on 9th December 1976. (Copy of decision notice not available in archive).

9/2008/0655/L – The installation of replacement windows and doors – Listed Building Consent granted on 21st August 2008.

Responses to consultations and publicity

The Conservation Officer does not object to the proposals as the proposal would be considered entirely reasonable and proportionate and would not detract from the agricultural character of the curtilage listed building.

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)
- Etwall 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 external appearance of the listed building.

Planning assessment

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

The application proposes the insertion of a single rooflight in the rear (northeast) elevation of 14 Blenheim Mews, a curtilage listed building within the key service village and conservation area of Etwall.

The property is a former agricultural outbuilding attached at the rear of Blenheim Farm which is a Grade II listed building. The farmhouse was listed in 1973 and the outbuildings were converted after listing via permissions granted in 1976 and as such the outbuildings were in the same ownership and ancillary use to the host farmhouse at the time of listing and can be considered to be protected via section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, hence the need for listed building consent.

As is common with older conversions of agricultural buildings the securing of a viable new use has arguably ensured that the building has been repaired and maintained, however older conversions are often less successful at retaining the agricultural character of buildings, now seen as the main benchmark of successful agricultural conversions. This property is such an example with features such as porches and bay windows creating a distinctly domestic character.

The northeast elevation has escaped such alterations in the past and is, relatively speaking, unaltered from its original form. Rooflights are by far the most preferable way of adding extra light and ventilation in agricultural conversions when compared to piercing new window openings through walls or adding features such as dormer windows. This proposal for a single rooflight would be entirely reasonable and proportionate and, to the extent to which the building retains an agricultural character, would not further detract from that character.

The proposal would not result in any adverse impact upon historic fabric, architectural character or the contribution which this former outbuilding makes to understanding and appreciating the special significance of the principal listed building.

The application site also sits within the Etwall Conservation Area, however for the same reasons as set out above the proposal would not harm the contribution which this property makes to the special architectural and historic character and appearance of the conservation area.

The proposal would therefore achieve the desirable objectives described within Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the proposed works 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 asset (listed building) 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:	07/12/2021
Report agreed:	08/12/2021
Authorised officer:	Sarah Beeby
