

HERITAGE STATEMENT

Proposed Single Storey Extension, Garage Loft Conversion and New Rooflights

Woodhouses Barn, Woodhouses, Melbourne, Derbyshire

Client Name: Mr M. Noble-Bowers
Job Number: 21.3992
Date of Issue: July 2021
Site Address: Woodhouses Barn, Woodhouses, Melbourne, Derbyshire
Local Authority: South Derbyshire District Council
Prepared by: David Granger Architectural Design Ltd

SITE DESCRIPTION

The document has been prepared in relation to the erection of a new single storey extension, garage loft conversion and new rooflights at Woodhouses Barn, Woodhouses, Melbourne, Derbyshire.

The development site is within the Woodhouses Conservation Area. The Woodhouses Conservation Area was designated by South Derbyshire District Council on 16th January 1992. There is one listed building nearby.

The site is accessed off B587, the extension is proposed in the north eastern corner of the house. The scheme also involves two new rooflights on the existing south eastern roof slope and conversion of the existing garage roof space.



PRE-APPLICATION ADVICE

Following the advice below received from the conservation officer at SDDC changes have been made to reflect these comments:

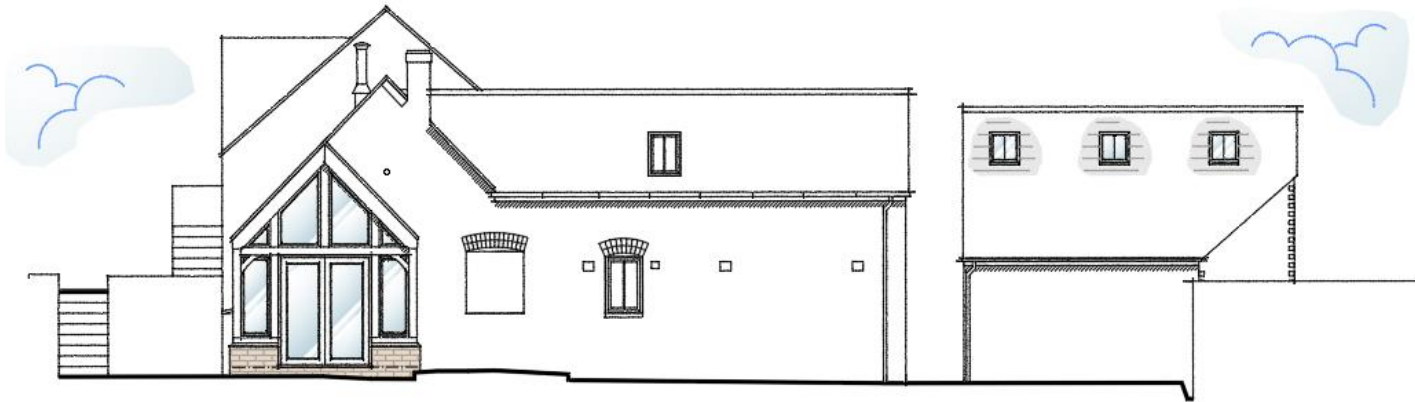
“The Conservation Officer has considered your submission which includes alterations (raising the roof of the garage?) to the buildings partly to provide a small glazed extension and a first floor office space above the garage.

The works seem modest enough and I would not have any major concern, but this would need planning permission as permitted development rights for alterations and extensions were withheld at the point of conversion back in 2002.

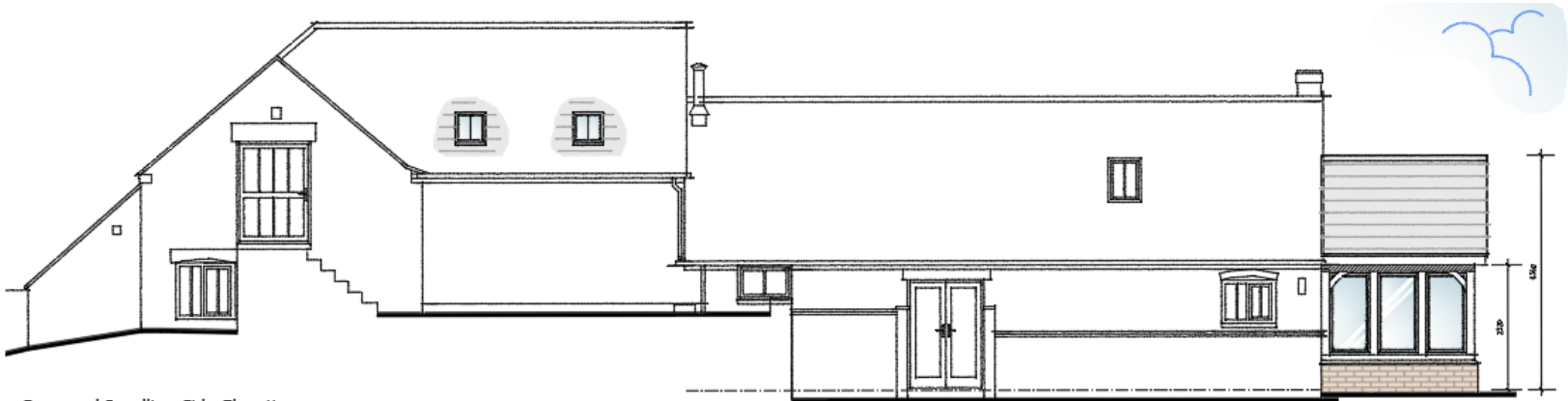
The design for the glazed extension is somewhat domestic in form, timber framed cart-shed style buildings do exist and that style of structure can be adapted to serve as a domestic conservatory style extension, wind braces off of vertical posts with glazing down to floor instead of plinth brick walls would help to this end, framing for glazing and doors should then be as slender as possible so that it's the oak framing rather than the glazing divisions between window and door areas which stand out.”

The client has concerns regarding the removal of a brick plinth from the scheme and feels this could be impractical with regards to the internal finishes desired and also from a safety aspect externally with having a young family. As per the comments from the conservation officer wind braces have been added and the window frames used will be of minimal thickness.

PROPOSED ELEVATIONS



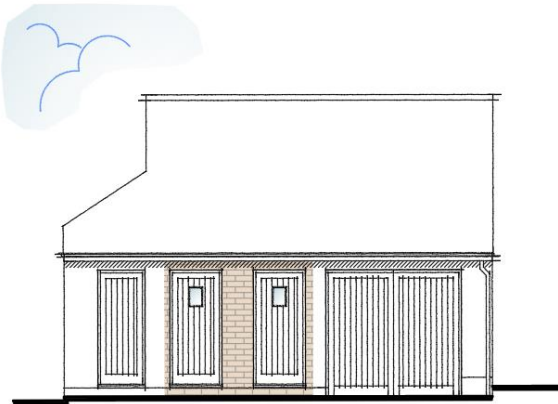
Proposed Dwelling and Garage Rear Elevation



Proposed Dwelling Side Elevation



Proposed Dwelling Side Elevation



Proposed Garage Front Elevation

PROPOSALS

This is a detailed planning application for the erection of a single storey extension , garage loft conversion and new rooflights. The proposals are considered to provide a sensitive design which compliments the local architectural styles and does not have an adverse impact on the conservation area.

PLANNING POLICY CONTEXT

Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990 defines Conservation Areas as 'areas of special or architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance,' and section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when carrying out its planning functions.

In addition, section 66 of the act requires local planning authorities to have regard to the desirability of preserving the setting of listed buildings

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

The National Planning Policy Framework was published in March 2012 and revised in February 2019 and outlines the government's planning policies for England. It identifies sustainable development as the very principle underpinning planning and highlights that there are three dimensions to sustainable development; economic, social and environmental.

Paragraph 193 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 195 states where a proposal would lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Paragraph 196 states where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states at section 66 in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case maybe, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 states in respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

ASSESSMENT OF HERITAGE ASSETS

The application site lies within the Conservation Area of Woodhouses.

Woodhouses is a small hamlet situated on a hillside 500 metres south of Melbourne. It contains just eleven houses and a separate detached farm to its north-east.

Woodhouses Barn is classed as a building which contributes positively to the special architectural or historic character of the conservation area.

The site is also in the vicinity of a listed building, as below:

COTTAGE TO EAST OT TUTHOLME

Heritage Category: Listed Building

Grade: II

List Entry Number: 1334629

Date first listed: 11-Mar-1987

Statutory Address: *COTTAGE TO EAST OF TUTHOLME, ASHBY ROAD*

Cottage to East of Tutholme II Cottage. Early C18 with early C19 alterations. Ashlar, stone rubble and red brick with first floor band to ashlar bay. Plain tile roof with brick ridge stack. Single storey plus attic and two bays. Main elevation has ashlar bay to east and brick over ashlar plinth to west. Western bay has a fixed small pane segment headed window to west and plank door below segment head to east. Beyond to east there is a blocked doorcase and a flat headed 2-light small pane casement window. Above there is a small single light window over the blocked door and a glazing bar sash in raking dormer to centre. Rear elevation has similar sash in raking dormer to western bay and a 2-light segment headed window with small pane casement above to east. Interior has inglenook fireplace and small winder staircase. In a dilapidated condition.

National Grid Reference: SK 38438 24318



WOODHOUSES CONSERVATION AREA MAP

Woodhouses Conservation Area
Designated : 16th January 1992

- Conservation Area boundary
- Open spaces
- Principal views
- Listed buildings
- Other buildings which contribute positively to the special architectural or historic character
- Areas of high archaeological potential

IMPACT ON THE HERITAGE ASSET

One of the most important issues with the design of the proposals is the impact it will have on the surrounding development, especially the Conservation Area and listed building. Any design will need to be sympathetic to ensure that the new works will not alter or diminish the significance of this Heritage Asset. The quality of future workmanship and materials used will also reduce any impact.

The sympathetic design of the proposed extension will not alter or diminish the significance of the heritage asset.

CONCLUSION

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the designated heritage assets (Conservation Area and Listed Building) that the proposals will not affect the setting of the heritage assets.

The nature of the proposals will have no adverse effect on the Conservation Areas and the listed buildings. The proposed scheme will promote and enhance the character of the existing property and not have a detrimental impact on the surrounding area.



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