

Delegated officer's report	Officer: TKT
Application ref. 9/2018/1016	
LISTED BUILDING CONSENT FOR THE REPLACEMENT OF A GABLE WINDOW WITH A SET OF TIMBER FRAMED GLAZED DOUBLE DOORS AT OUTBUILDINGS AT MILL FARM 25 MAIN STREET MILTON DERBY	
Valid date:	20/09/2018
Consults expired:	26/10/2018
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

This decision is delegated to officers under the terms of the current Planning Services Delegation Agreement.

Responses to consultations

The Conservation Officer has spoken to the applicant about this revision to the 2017 application regarding inserting a door in the gable end as opposed to the proposed window. Previous permission has been consented for the conversion to ancillary use including the recent 2017 application (9/2017/1353) which included the insertion of a window on the south elevation. A timber lintel is in a similar position on this elevation which indicates a previous opening. The proposal now looks to alter this aspect and insert a simple glazed timber door below the existing lintel and in a similar location to the previously approved window.

The proposed alteration is considered acceptable and would comply with Local Plan Policies BNE2 and BNE10. A condition should be attached for joinery section details.

Responses to publicity

None received.

Planning history

9/2017/1353/L – External and internal alterations to include installation of windows, glazed panel and flues and the retention of the existing lean-to potting shed – Listed Building Consent granted on 19/02/18.

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)

2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

National Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Guidance

South Derbyshire Design Guide (SPD) - November 2017
Milton Conservation Area Character Statement (CACS) – 2013

Planning Considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

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

Planning Assessment

The application building is a former farm building of the Grade II listed Mill Farmhouse and is considered to be curtilage listed by virtue of its historic associations with the principle farmhouse. The application site is within the rural village and conservation area of Milton and the building has been identified as one that contributes positively to the special architectural or historic character of the conservation area in the Adopted CACS.

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

The proposed alteration would retain the existing lintel (the previous 2017 consent sought to alter this) and create a slightly wider opening thus resulting in a minor loss of fabric. The external appearance of the curtilage barn and the setting of the principle farmhouse would not be adversely affected by the proposed minor alteration.

Considering the evidence of a previous opening in this location, the previous approval and the simple nature of the proposed alteration, the proposal would be considered to preserve the significance of the curtilage listed barn in line with Policy BNE2 of the LP1 and Policy BNE10 of the LP2.

The impact on the character and appearance of the conservation area

The application building is within a large plot associated with the principle listed farmhouse and is accessed off Main Street some 160m to the west. The property is not readily visible from the Main Street entrance to the track access. There is a public footpath approximately 50m from the north elevation of the building and as the proposed change would be to the south side of the building and closer views of the building are obscured by the principle farmhouse and mature tree planting, the impact on the character and appearance of the conservation area would be negligible.

The proposal would conform to the requirements of the NPPF and with Policies BNE1 and BNE2 of the LP1 and BNE10 of the LP2 in that the character and appearance of the conservation area would be preserved.

The proposal would conform to Policy SD1 of the LP1 in that it would not lead to adverse impacts on the environment or amenity of existing and future occupiers within and around the proposed development.

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 without conditions
- ☒ Approve subject to conditions
- ☐ Approve subject to conditions and planning obligation
- ☐ Refuse

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).

Recommendation made:	30/10/2018	
Recommendation agreed:	30/10/2018	Agreed by: RES