

Delegated officer's report	Officer: TKT
Application ref. 9/2018/1205	
LISTED BUILDING CONSENT FOR THE RELOCATION OF THE EXISTING SKY DISH TO THE REAR OF THE EXISTING SINGLE STOREY SIDE RANGE AT 2 MILTON GRANGE MAIN STREET MILTON DERBY	
Valid date:	15/11/2018
Consults expired:	19/12/2018
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

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

Responses to consultations

Following on from the refusal of the previous application (9/2018/0370/L – see planning history below) and the subsequent discussions, the Conservation Officer has verbally advised that the proposed new position is now acceptable.

Responses to publicity

None received.

Planning history

9/2018/0370/L – Listed Building Consent for the retention of a sky dish – refused on 20/09/2018 for the following reason: Notwithstanding the physical impact on the historic fabric, which would be easily reversible without permanent damage, the satellite dish is located on the prominent principle façade of the listed building and is highly visible from the public realm. The satellite dish is a modern domestic addition that adds clutter to an otherwise unspoilt and prominent principle elevation of the listed building which affects the significance of its historic character and setting. The satellite dish thus harms the significance of the heritage asset and there are no public benefits that would outweigh the need for its retention. The proposal is therefore contrary to the requirements of the National Planning Policy Framework and in turn policy BNE2 of the Local Plan Part 1 and policy BNE10 of the Local Plan Part 2.

Development Plan Policies

The relevant policies are:

2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy BNE2 (Heritage Assets – A(i) Conservation Areas, A(iii) Listed Buildings)
 2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

Emerging Policies

The relevant policies are:

Repton (which includes Milton village) Neighbourhood Development Plan (NDP): Further consultation being undertaken, no formal policies adopted as yet.

National Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Guidance

South Derbyshire Design Guide (SPD): November 2017 – Appendix G
Repton Conservation Area Character Statement (CACS) – Adopted 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 character and setting of the listed building; and
- The impact on the character and appearance of the conservation area.

Planning Assessment

The application property is part of a Grade II listed 17th Century farmhouse which was extensively rebuilt in the mid-18th Century. The application site is located within the rural village and conservation area of Milton. The principle farmhouse was converted into 2 residential units in the early 2000s based on the 1990 approved plans following the refusal of a later 2003 amended scheme.

This application was subject to pre-application advice following the refusal of the application to retain the sky dish that is currently on the front (east) elevation. The submitted details are all as discussed and expected.

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

The impact on the historic fabric of the listed building would be minimal and reversible without permanent damage provided the fixings are made through mortar joints.

The proposed satellite dish would be located on a less prominent side of the listed building and in a position that would not be seen from the public realm. As such the impact on the external character and setting of the listed building would be minimised.

The proposal would conform to the requirements of the NPPF and with Policy BNE2 of the LP1 and Policy BNE10 of the LP2 in that the significance of the heritage asset (listed building) would not be harmed.

The impact on the character and appearance of the conservation area

The proposed satellite dish would be located such that it would not be seen from any public vantage point and as a result there would be no impact on the character and setting of the conservation area.

The proposal would conform to the requirements of the NPPF and with Policy BNE2 of the LP1 and Policy BNE10 of the LP2 in that the significance of the heritage asset (conservation area) 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 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:	02/01/2019	
Recommendation agreed:	08/01/2019	Agreed by: APS