

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 17 June 2024

Application No:	HPK/2024/0028	
Location	7 Hadfield Cross, Hadfield	
Proposal	Listed building consent for 2 lofts converted for use for storage and art/music studios with roof light in each and reconfiguration of bathroom to create en suite for master bedroom and family bathroom incorporating the redundant hot water tank cupboard.	
Applicant	Dr Pamela Mackie	
Parish/ward	Hadfield	Date registered 09.02.24
If you have a question about this report please contact: Rosie Dinnen rosie.dinnen@highpeak.gov.uk		

REASON FOR COMMITTEE DETERMINATION

This application has been brought before the Development Control Committee as the applicant is a Councillor.

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site comprises a grade II listed semi-detached property which dates from late 18th Century. It is situated centrally in Hadfield on The Cross where it adjoins Hadfield Road. Its southern boundary is formed by Spring Gardens, a private access road.

2.3 The official list entry which applies to 5 and 7 The Cross is as follows:

“House, now two houses. Late C18 with C20 additions. Millstone grit rubble with ashlar dressings. Stone slate roof to No.5, C20 tiles to No.7. Coped gables and 4 rendered stacks. EXTERIOR: 2 storey. Street front has rusticated plinth, ground-floor sill band, first floor band, moulded cornice, parapet and rusticated quoins plus 6 windows arranged 2:4. No.5, to right has pair of off-centre doorways with moulded ashlar surrounds and continuous flat hood, that to left with panel door and overlight, that to right now blocked. To right single window and to left 2 windows with ashlar surrounds and C20 casements. Above 4 similar windows. No.7, to left has inserted 4-light

casement window and above 2 windows with ashlar surrounds and C20 casements. Between Nos 5 and 7 section of quoining to ground floor and original lead rainwater downpipe and hood. Left return has C20 gabled porch and 4-light window with single window above with ashlar surround and C20 casement. Signs of blocked openings mid storey. Beyond rear wing has 3-light casement and above 4-light flush mullion window. INTERIOR: of No.5 has staircase rising from hall to turn in half landing.”

- 2.4 The surrounding locality is residential and the site is in the Hadfield Conservation Area.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application seeks retrospective approval of works to a listed building which comprises conversion of an attic space and installing two rooflights. Two staircases were installed up to the attic level and internal partitions were fitted to sub-divide the attic space into three rooms. The roof was lined with insulation and plasterboard and roof joist repaired.
- 3.2 On the first floor level the bathroom was subdivided to create an ensuite and smaller bathroom which extended into the water tank.
- 3.3 The application, the details attached to it including the plans, comments made by residents and the responses of the consultees can be found on the Council's website at <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=265610>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has been not be subject to any previous application for planning or listed building consent.

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak local Plan 2016

- S1 Sustainable Development Principles
EQ6 Design and Place Making
EQ7 Built and Historic Environment

National Planning Policy Framework 2021

- | | |
|---|------------|
| Achieving Sustainable Development | Chapter 2 |
| Achieving Well Designed Places | Chapter 12 |
| Conserving and Enhancing the Historic Environment | Chapter 16 |

6. CONSULTATIONS CARRIED OUT

Site notice	20.03.24
Neighbour letters	20.03.24
Press Notice	14.03.24

Public Comments

6.1 No public comments have been received.

6.2 The following comments have been received from consultees:

Consultee	Comments
Conservation Officer	No comments

7. POLICY AND PLANNING BALANCE

Planning Policies

7.1 Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

7.2 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area

7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Background to works

- 7.4 The application seeks approval of works that have already taken place at the property. The works were implemented in 2000 and because the property is a grade II listed they need to be regularised by listed building consent.
- 7.5 A heritage statement was submitted with the application which explains the background to the property and works that have taken place. It outlines that the rear part of the property has existing oak beams and is older than the front which has a Georgian frontage. As a result the front of the property has higher ceilings. The property was extensively renovated during the 1960/70s prior to the building being listed in 1978. Works included internal alterations including partition and layout changes and replacing the original roof tiles with concrete tiles.
- 7.6 Before the loft was converted, access to the attic was via two separate loft hatches from the first floor.

Heritage considerations

- 7.7 The property is a listed building that lies within the Hadfield Conservation Area. Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset. NPPF paragraph 205 states that 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 207 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.8 Externally the only changes that have occurred to the property are the installation of two rooflights, one on the rear main roof and one on the lower roof plane that faces towards Spring Gardens. The rooflights are modern velux type windows and given the property is a listed building and in a conservation area there would have been a preference for conservation style rooflights.
- 7.9 However, the rooflights are in a discrete location that it is only possible to view them from oblique views when walking along Spring Gardens. Therefore the heritage harm to the listed building and wider conservation area is considered minimal.

- 7.10 In terms of the internal works, as the heritage statement confirms the property has been significantly modified from its original layout prior to its listing whereby many original features and historic fabric would have been lost. Indeed the listing description identifies a number of 20th Century alterations. The internal alterations that have occurred, mainly internal partition walls, could potential all be removed in future (i.e. reversible) and are not considered to undermine the historic integrity of the property and help the property function as 21st century family house.
- 7.11 In terms of the NPPF tests of heritage harm, the alterations are considered to be acceptable and would not harm the heritage asset. The proposal is not considered to be harmful to the character, appearance or significance of the listed building in the context of Paragraphs 205-208 of the NPPF. The proposal therefore complies with the general design and conservation tenets of Local Plan policies EQ6 and EQ7 and those outlined in sections 12 and 16 of the NPPF.

8. PLANNING BALANCE & CONCLUSION

- 8.1 As outlined above the proposed works are accepted as be appropriate to the listed building having regards to the history of the property and the extent of 20th Century alterations that have previously taken place. The alterations have not resulted in any heritage harm. Accordingly, the heritage considerations of policy EQ7 and the NPPF are satisfied.

9. RECOMMENDATIONS

A. APPROVE subject to conditions as follows;

- **Approved Plans**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Site Plan

