
Appeal Decision

Site visit made on 30 August 2016

by D M Young BSc (Hons) MA MRTPI MIHE

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27th September 2016

Appeal Ref: APP/M9496/W/16/3153511

The Hermitage, Unnamed Road from Hope Road to Stonecroft, Edale, Derbyshire S33 7ZA.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Mr & Mrs Andy & Amy Kirkland & Fisher against the decision of Peak District National Park Authority.
 - The application Ref NP/HPK/0216/0134, dated 16 February 2016, was approved on 11 April 2016 and planning permission was granted subject to conditions.
 - The development permitted is a Section 73 application for the removal of Conditions 2 and 3 on NP/HPK/1215/1180 for a proposed garage and home office.
 - The condition in dispute is No 3 which states that: *Notwithstanding the information contained within the application, the external walls of the building shall be faced with coursed natural gritstone.*
 - The reason given for the condition is: *To ensure that the development shall be in keeping with the established character of the area and the National Park.*
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Decision

1. The appeal is allowed and the planning permission Ref NP/HPK/0216/0134 for the removal of Conditions 2 and 3 on NP/HPK/1215/1180 at The Hermitage, Unnamed Road from Hope Road to Stonecroft, Edale, Derbyshire S33 7ZA granted on 11 April 2016, is varied by deleting condition No 3.

Main Issue

2. The main issue is the effect of the proposal upon the character of the area and the Peak District National Park (PDNP).

Reasons

3. The appeal site is situated in the PDNP and Edale Conservation Area (ECA). The "*National Planning Policy Framework*" (the Framework) states that great weight should be given to conserving landscape and scenic beauty in National Parks which have the highest status of protection in relation to landscape and scenic beauty. Moreover, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
 4. The appellant wishes to construct the external walls of the outbuilding in timber. As such, the appeal scheme seeks to remove a condition which requires the external walls of the approved building to be faced in coursed
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natural gritstone. According to the Council its Design Guide states that natural gritstone is the predominant building material in the locality and that there is limited place for the use of external timber on buildings which are seen in the context of traditional buildings or the open landscape.

5. However, the garage would not be seen in an open landscape and the main dwelling is not a traditional building. On the contrary, it is more recent and constructed from brick with rendering and planted timber to its upper portions. There is also an existing timber garage within the curtilage as well as a stone outbuilding. I therefore concur with the Appellant that the use of timber in this location would be no more at odds with its immediate surroundings than natural gritstone.
6. The Hermitage is located off a private drive and enclosed by a band of mature landscaping. Whilst I accept that the appeal site occupies a sensitive location within the PDNP and EDC, the Authority has failed to identify any locations in the wider area from where the building would be visible. It would be positioned discreetly in a corner of the site close to a small bank of woodland with the wider site is enclosed on all sides by established trees. It would therefore be highly inconspicuous in views outside the curtilage of the host property. Even when viewed at close quarters the building would be seen against the backdrop of trees. Its sylvan context would thus not be dissimilar to the circumstances set out by the Authority in relation to the timber building at the Peak Centre and in my view lends itself to the use of such materials.
7. In view of its wider setting, level of concealment and nature of its immediate surroundings, I consider the use of timber cladding would not in this instance be inappropriate. Accordingly, subject to the timber being of a similar finish to the existing garage, I find that the character and appearance of the ECA and PDNP would be preserved. The proposal thereby accords with Policies GSP3 and L3 of the Core Strategy¹ and 'saved' Policies LC4, LC5 and LH4 "*Peak District National Park Local Plan 2001*". Collectively these state that extensions may be permitted where they are of a high standard of design and conserve the character, appearance and setting of exiting buildings.

Conclusion

8. Based on the foregoing and taking into account all other matters, it is concluded that the appeal should succeed. The Authority has not explained why it is necessary to repeat the other conditions attached to NP/HPK/0216/0134. As these remain in force there is no need to repeat them here.

D. M. Young

Inspector

¹ Full Title: Peak District National Park Local Development Framework. Core Strategy Development Plan Document – Adopted October 2011.