
Appeal Decision

Site visit made on 24 January 2017

by Roger Catchpole DipHort BSc(hons) PhD MCIEEM

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

Decision date: 31 March 2017

Appeal A: APP/M9496/D/16/3161202

The Farm, Main Street, Great Longstone D45 1TZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Davidson against the decision of Peak District National Park Authority.
 - The application Ref: NP/DDD/0716/0616, dated 1 July 2016, was refused by notice dated 24 August 2016.
 - The development proposed is the erection of a new detached garage.
-

Appeal B: APP/M9496/Y/16/3161206

The Farm, Main Street, Great Longstone D45 1TZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr David Davidson against the decision of Peak District National Park Authority.
 - The application Ref: NP/DDD/0716/0640, dated 11 July 2016, was refused by notice dated 24 August 2016.
 - The works proposed are the erection of a new detached garage.
-

Decision

Appeal A

1. The appeal is allowed and planning permission is granted for the erection of a new detached garage at The Farm, Main Street, Great Longstone D45 1TZ in accordance with the terms of the application, Ref: NP/DDD/0716/0616, dated 1 July 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1797-500 REV B and 1797-03 REV D.
 - 3) All new stonework shall be in natural limestone faced, coursed and pointed to match the existing stonework and all door openings shall be provided with natural gritstone lintels.
 - 4) All roof verges shall be flush pointed, with no barge boards or projecting timberwork.
 - 5) All doors shall be constructed from timber which shall be stained dark brown at the time of installation and so maintained for the lifetime of the development.

- 6) All rainwater goods shall be half-round, cast metal or aluminium, painted black with gutters fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters. All rainwater goods shall be so maintained for the lifetime of the development.
- 7) No roof shall be placed on the garage until details of the clay tiles to be used in its construction have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details and so maintained for the lifetime of the development.
- 8) No development shall occur until a sample panel of the materials to be used in the construction of the retaining wall on the northern site boundary has been prepared on site for inspection and subsequently approved in writing by the local planning authority. The sample panel shall be at least 1 m x 1 m and show the proposed material, copings, coursing, pointing technique and palette of materials to be used in the development. The retaining wall shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.

Appeal B

2. The appeal is allowed and listed building consent is granted for the erection of a new detached garage at The Farm, Main Street, Great Longstone D45 1TZ in accordance with the terms of the application Ref: NP/DDD/0716/0640 dated 11 July 2016 subject to the following conditions:
 - 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
 - 2) The works hereby authorised shall be carried out in accordance with the following approved plans: 1797-500 REV B and 1797-03 REV D.
 - 3) The materials to be used for making good any disturbed surfaces shall be of matching composition, form and finish to those of the adjoining area of wall.

Preliminary Matters

3. As the proposal is in a Conservation Area and affects a Listed Building I have had special regard to sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. For the purposes of the Act, a listed building includes any structure that is within its curtilage that has existed since before 1st July 1948. As structures within the curtilage that have a principal and accessory relationship to the main building, the outbuildings and boundary wall are also consequently listed.

Main Issues

5. The main issues are whether the proposal would preserve the setting of a Grade II listed building, The Farm, and the extent to which it would preserve or enhance the character or appearance of the Great Longstone Conservation Area.

Reasons

6. The host property is a detached dwelling enclosed by a limestone wall near the north-western extent of the village of Great Longstone. It occupies a prominent corner plot with two pedestrian entrances in its eastern and northern boundary. A vehicular entrance was also created in 1994 towards the north-western corner of the plot through a partially implemented planning permission for another garage (Ref: NP/WED/0993/412).
7. The current proposal comprises the construction of a detached garage that would be incorporated into the limestone wall of the northern boundary. It is the same in all respects to a recently approved proposal (Ref: NP/DDD/1115/1094) with the exception that the garage would be repositioned a short distance to the west. The existing vehicular entrance would also be moved 2 m and the wall would be reinstated using original materials.
8. The appeal property is situated near the north-western boundary of the Great Longstone Conservation Area (CA) which was designated in 1994. An appraisal notes that the north-western approach to the village is dominated by large farm groupings with outbuilding conversions and high roadside walls that create a 'dramatic funnel into the village'. It goes on to emphasise the importance of maintaining the height and extent of these walls and I agree given their prominence and the unifying visual effect that has arisen from the consistent use of materials and similar building techniques. Given the above, I find that the significance of the CA, insofar as it relates to this appeal, to be primarily related to its high stone walls.
9. The Farm was listed in 1985 and dates from the late 18th and early 19th centuries. It is constructed from coursed, limestone rubble with gritstone dressings and mixed roof materials comprising Welsh slate and stone slate. It comprises two stories and is located in the north-eastern corner of the plot. Whilst near the edge of the settlement, its historic origins, as a farmhouse, is denoted by its simple, vernacular architectural form rather than any wider context given the extensive domestication of its curtilage. Given the above, I find that the setting of the listed building, insofar as it relates to this appeal, to be primarily related to its prominence and its spatial relationship to the wider village.
10. I observed from the plans and my site visit that the stonework around the existing access is not original and has been subject to extensive alteration as part of the 1994 planning permission. Consequently, the extent to which the proposal would affect any historic fabric would be minimal as only a small area of original walling to the west would be removed. Furthermore any impact on the CA would be mitigated by the reinstatement of the wall across the existing opening which is of no historical interest. Bearing in mind that there would be no net loss in the extent of the wall and that the proposal would modify a largely contemporary feature, I find that the proposal would not have any significant negative impact on either the setting of the listed building or the significance of the CA.
11. Whilst not described as such, the appellant has a fallback position that is available and lawful, as confirmed by the Park Authority. This comprises the partially implemented permission associated with the existing access and the more recently approved proposal that I have already highlighted. I do not

doubt that the latter would be implemented given its similarity to the desired outcome and purpose of the current appeal. Bearing in mind the closer proximity of the garage to the listed building, in combination with the extensive domestication that has already occurred within its curtilage, I find that, whilst not harmful, it would nevertheless lead to a greater erosion of its setting in comparison to the loss of an extremely small section of historic drystone wall.

12. Given the above, I conclude that, on balance, the proposal would preserve the setting of the Grade II listed building and the character or appearance of the Great Longstone Conservation Area. This would satisfy the requirements of the Act, paragraph 134 of the Framework and would be consistent with policies GSP1, GSP3, L1 and L3 of the Peak District National Park LDF Core Strategy DPD 2011 and saved policies LC5, LC6, LT11 and LT18 of the Peak District National Park Local Plan 2001. They seek, among other things, to ensure that all development is consistent with the purposes of the National Park; respects valued characteristics; conserves valued landscape character; conserves historic assets; preserves the character and appearance of conservation areas; and preserves the setting of listed buildings. As a result the proposal would be in accordance with the development plan.

Conclusion and Conditions

13. For the above reasons and having regard to all other matters raised I conclude that, subject to appropriate conditions, the appeals should be allowed.

Appeal A Conditions

14. I have considered both the wording and grounds for the conditions suggested by the Council in accordance with the tests set out in paragraph 206 of the Framework.
15. In addition to the standard time limit condition (1), a condition requiring the development to be carried out in accordance with the plans is necessary to ensure that it is implemented as approved (2).
16. A number of conditions relating to the materials and finishing of external surfaces are necessary in the interests of preserving the character and appearance of the conservation area and the setting of the listed building (3-8).

Appeal B Conditions

17. In addition to the standard time limit condition (1), a condition requiring the works to be carried out in accordance with the plans is necessary to ensure that they are implemented as approved (2).
18. A further condition that ensures that any disturbed walling matches the original wall is also necessary in the interests of preserving the significance of the conservation area (3).

Roger Catchpole

INSPECTOR