



Appeal Decision

Site visit made on 20 August 2019

by R E Walker BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 October 2019

Appeal Ref: APP/M9496/D/19/3230940

The Joiners Cottage, Back Lane, Elton DE4 2DB

- 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 Robert & Trish Boden against the decision of Peak District National Park Authority.
 - The application Ref NP/DDD/0119/0063, dated 2 January 2019, was refused by notice dated 20 March 2019.
 - The development proposed is the alterations to small lean to roof.
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Decision

1. The appeal is allowed and planning permission is granted for the alterations to small lean to roof at The Joiners Cottage, Back Lane, Elton DE4 2DB in accordance with the terms of the application, Ref NP/DDD/0119/0063, dated 2 January 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not 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: 1039-01
 - 3) All new stonework shall be in natural stone to match the host dwelling, coursed, laid and pointed to match the existing.
 - 4) The roof shall be clad to match the existing host dwelling. The roof verge shall be flush cement pointed, with no barge boards or projecting timberwork.
 - 5) All rainwater goods shall be black to match the host dwelling. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.

Procedural Matters

2. The site is in a National Park, and an EIA Screening Opinion has been issued by the Authority, concluding that an Environmental Statement is not necessary in this instance. Based on the details before me, I have no reason to disagree with that conclusion.
3. After the determination of the planning application, on 24 May 2019 the Peak District National Park adopted the Development Management Policies document (DMPD). This has replaced the policies in the Peak District National Park Local Plan adopted in 2001. Policies LC4, LC5 and LH4 of the 2001 Local Plan were

referred to in the reason for refusal. None of the main parties have referred me to any specific policies of the DMPD. I have subsequently determined the appeal on the basis of the evidence before me.

Main Issue

4. The main issue in this appeal is the effect of the proposal on the character and appearance of the surrounding area, including the Elton Conservation Area and the setting of Elton Main House, a grade II listed building.

Reasons

5. The appeal site is a former workshop converted to a residential property. It is located within the Elton Conservation Area (CA) and is located adjacent to the rear garden associated with a grade II listed building known as Elton Main House. Fronting onto Main street, Elton Main House has its rear garden running alongside Stone Foot Lane toward the appeal site. It is a large attractive building and appears to retain many original features, but also has a modern extension to the rear projecting toward the appeal site.
6. Elton is an attractive village and appears to have grown organically over the years. The CA has a tight knit character with built form and stone walling close to the roads. The appeal site contributes to this character with the side elevation of the building forming the boundary of the road. The building, although converted to a residential property, retains the character of its former use.
7. Within the village, I observed a number of outbuildings to residential properties, some of which were converted whilst others were not. The buildings were typically of simple form but varied in their scale. Some did include lean-to elements though often of larger proportions than the appeal site. Others included various gable elements that stepped down.
8. The Authority's Detailed Design Guide: Alterations and Extensions Supplementary Planning Document (SPD) suggests that all extensions should harmonise with the parent building and not destroy its original character. Although the proposal would result in the loss of an original lean-to roof form, the resulting gable and pitched roof would, in my view, be compatible with the character of existing buildings within the Elton CA. The proposed alterations would have an equally simple form to the existing roof structure. It would contain no domestic features such as windows and would be subservient to the main building appearing as a later addition. This would, in my view, be in keeping with the character of the CA. Conditions could ensure that works are completed in a manner that reflect the materials and detailing on the building. This would ensure that the building's character is maintained and would be in accordance with the aims and objectives of the SPD.
9. I appreciate that the building has already been extended when the property was converted. However, either individually or cumulatively the proposals would still, in my view, appear an acceptable alteration on this building within the Elton CA.
10. The proposed development would not extend the building any further beyond its existing footprint. The change in roof structure would result in a slight increased massing overall. A minor change in views to Elton Main House would occur particularly from Stone Foot Lane. However, Elton Main House would still

stand dominant on the corner with Main Street. Given that I consider the appearance of the proposed alterations to be in keeping with the character of the host building the proposals would not appear harmful in views with the listed building.

11. Accordingly, there would be no harm to the significance of the CA or the setting of Elton Main House. Whilst it may not necessarily enhance, it would meet the statutory test of preserving the character of the Elton CA and setting of the listed building. In my view, the impact would therefore be at worst neutral.
12. I have noted the personal circumstances referred to by the appellant. However, in view of my conclusions on the lack of harm arising in relation to the main issue, that is not a matter that I need consider further within my decision.
13. For the reasons given above, I conclude that the proposed alterations to the lean-to roof would preserve the character and appearance of the Elton CA and the setting of Elton Main House. Accordingly, the proposal would comply with the requirements of section 16 of the National Planning Policy Framework (the Framework) in respect of the historic environment. Furthermore, the proposal would comply with the requirements of paragraph 172 of the Framework in respect of conserving National Parks. The proposals would also comply with Policies GSP1, GSP2 and GSP3 of the Peak District National Park Local Development Framework Core Strategy Development Plan Document Adopted October 2011. These policies seek, amongst other things, to ensure that development is of a high standard of design which protects the character and appearance of the National Park and conserves heritage assets.
14. In arriving at these conclusions, I have had regard to the conservation of cultural heritage of the Peak District National Park alongside the other purposes for which the National Park is designated, in accordance with s.11 of the National Parks and Access to the Countryside Act 1949 (as amended).

Conditions

15. I have considered the Authority's proposed conditions in accordance with the Planning Practice Guidance. In addition to the standard implementation condition it is necessary to define the plans in the interests of precision. Conditions in respect of materials, detailing and rainwater goods are necessary in the interest of the visual amenity of the area.

Conclusion

16. For the reasons given above, and having regard to all matters raised, the appeal is allowed subject to the conditions set out above.

Robert Walker

INSPECTOR