



Appeal Decision

Site visit made on 6 May 2025

by **G Sibley MPLAN MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 June 2025

Appeal Ref: APP/M9496/W/24/3356859

Pictor Farm, Main Road, Wardlow, Buxton SK17 8RP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).
 - The appeal is made by Mr J Jackson against the decision of Peak District National Park Authority.
 - The application Ref is NP/GDO/0424/0422.
 - The development proposed is agricultural building to store hay, straw and machinery.
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Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for an agricultural building to store hay, straw and machinery at Pictor Farm, Main Road, Wardlow, Buxton SK17 8RP in accordance with the application NP/GDO/0424/0422 and the details submitted with it, and subject to the following additional condition.
 - 1) The development hereby permitted shall not be brought into use until a detailed landscape and planting strategy has been submitted to and approved in writing by the national park authority. The approved strategy shall be implemented in the first planting season following construction of the agricultural building. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Background and Main Issue

2. Schedule 2, Part 6, Class A of the GPDO permits works for the erection, extension or alteration of a building, which are reasonably necessary for the purposes of agriculture, on agricultural land comprised in an agricultural unit of 5 hectares or more in area. However, to be permitted under Part 6, Class A of the GPDO, the development must also accord with further limitations and conditions.
3. The Authority determined that the proposal would comply with paragraphs A and A.1 of the GPDO; however, it identified a concern with the siting, design and external appearance of the building which is a matter for which prior approval must be sought as set out in paragraph A.2 of the GPDO.
4. The site is located within the Wardlow Conservation Area (CA), and I am mindful of the statutory duty set out in Section 72(1) of the Planning (Listed Buildings and

Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

5. Therefore, taking into consideration the above, the main issue relevant to this appeal is whether prior approval should be given for the siting, design and external appearance of the building, including the effect of the proposal upon the CA, the Non-Designated Heritage Asset and the Peak District National Park.

Reasons

Wardlow Conservation Area and Non-Designated Heritage Asset

Significance

6. The Wardlow Conservation Area Written Statement (CA Statement) identifies that the significance of the area comes partly from the fossilized medieval field system around the CA, and this relates to fields separated by low-level drystone walls that generally extend out from Main Road and are relatively narrow. The Authority identifies that the fossilized medieval fields around Wardlow are Non-Designated Heritage Assets (NDHA). With the buildings generally located closer to the roadside, these fields then extend out beyond them and the undulating landscape is visible from the road and these fields form part of the rural, agricultural character of the area. The trees in and around the village also form a prominent feature of the area. The form of these fields as well as the uses that take place within them positively contribute towards the rural, agricultural character and appearance of the CA. There is a mix of buildings within the CA with many typically built from limestone with blue slate roofs and these are generally set back from the roadside, with open frontages identified as an important aspect of the CA.
7. The appeal site lies behind a group of agricultural buildings off Main Road in Wardlow. These existing steel portal framed buildings generally have low level concrete blockwork walls and metal cladding above on the walls and roof as well as one open side. The appeal site is land within the dry stone walled fossilized medieval fields around Wardlow and thus forms part of a feature that positively contributes towards the character and appearance of the CA. Additionally, the agricultural character of the wider site is consistent with the rural, agricultural character of the CA. The appeal site forms part of a wide view from within and outside the CA identified in the CA Statement on the approach into Wardlow and from a nearby public footpath¹.

The effect of the proposed development

8. The proposed building would be sited behind an existing agricultural building which, based on the information before me, was recently built. This building, as well as the others associated with Pictor Farm are located between the low-level drystone walls either side of the wider farmstead. As a result, the siting of a building in this location would preserve the form of the fossilized medieval field system, which contributes to the significance of the CA, and would not harm the form of the NDHA. Furthermore, the building is proposed to be used for agricultural purposes which would be an appropriate use within the CA and would positively complement the rural, agricultural character of the area.

¹ WD99/1

9. The building would be similar in appearance to the others on the wider site. Within the CA, the older buildings are typically built from limestone and are generally two storey tall houses which the CA Statement identifies as common in the CA. Within Wardlow there appear to be other farms or industrial uses, and this is evident in the design of the buildings associated with those uses which are similar in scale and appearance to that proposed. As such, these buildings form part of the rural, agricultural character of the CA and the proposed building would be sympathetically designed taking into consideration the agricultural and industrial history of the settlement identified in the CA Statement.
10. While the building would be more utilitarian in design than the limestone buildings along Main Road, there is an agricultural character to the area, established by the fossilized field system and the other similarly designed buildings in the CA. Furthermore, the scheme would incorporate a blue-slate profile-sheeted roof which would be sympathetic to the blue slate roofs found elsewhere in the CA. Rooflights within the larger agricultural buildings on the wider appeal site and in the CA are not uncommon and thus the use of them in this instance would not appear out of character.
11. The proposed building would be smaller than the adjoining barn but similar in height. As such, the scale of the building itself would be similar to other development around it. Although the building would be seen alongside the existing structure, the overall built form on the wider site would not significantly encroach into the adjacent field and importantly, the scheme would not disrupt the existing fossilized medieval field system and thus not harm the NDHA. The siting of the scheme would ensure that when viewed from with wider landscape, the NDHA would continue to positively contribute towards the undulating landscape outside of the CA. The siting of this building to the rear would also retain the existing open frontage of the wider site which is an important aspect of the CA's character identified in the CA Statement. Additionally, the CA Statement identifies that the farmsteads within the area are generally more densely developed and thus the higher density of the farmstead, including the proposed building, when viewed as a whole would preserve this feature of the CA.
12. Given that the building would be seen alongside the other agricultural buildings associated with Pictor Farm and would only extend a short distance into the wider field, the proposal would contain the utilitarian designed buildings to a small part of the CA. It is also proposed that landscaping, in the form of additional tree planting, would take place around the site and this would partly screen the development from further afield and enhance the appearance of the wider site. This tree planting would enhance a prominent feature of the area when viewed in the surrounding landscape. While a landscaping plan was submitted, this related to a different development on the wider site which did not include the proposed building and as such a revised landscaping plan would be necessary and could be secured via a condition. As a result, the wide view identified in the CA Statement would be preserved by the scheme.
13. Therefore, the scale, siting and design of the scheme would not harm the features of the CA that positively contribute towards the significance of it and overall, the scheme would preserve the character and appearance of the CA as a whole. Additionally, for the reasons given above, the proposal would not harm the NDHA.

Peak District National Park

14. The site is located within the White Peak Landscape Character Area which forms part of the Peak District National Park. The Peak District Landscape Character Assessment states that the White Peak Landscape is split into several landscape types and based on the information before me the appeal site is located within the Limestone Village Farmlands landscape type. This is identified as a small-scale settled agricultural landscape characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls. These features positively contribute towards the landscape and scenic beauty of the National Park. The Framework states that great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks.
15. For the reasons given above, the scheme would conserve the pastoral farmland enclosed by dry limestone walls which is identified as a key characteristic of the Limestone Village Farmlands landscape type. As an agricultural use in an agricultural setting, and similar in scale and appearance to nearby buildings, the proposal would conserve the settled agricultural landscape of the landscape type. Additionally, the siting of the building would conserve the repeating pattern of narrow strip fields bounded by drystone walls and the siting of the building close to the others on site would limit the spread of development associated with the wider site. Overall, the proposal would be consistent with the key characteristics of the Limestone Village Farmlands landscape type and thus would conserve the landscape and scenic beauty of the National Park.
16. Therefore, the siting, design and external appearance of the building would preserve the character and appearance of the CA as a whole and not harm the NDHA. Furthermore, for the reasons given above, by not causing harm, the proposal would also not conflict with the requirement in the National Parks and Access to the Countryside Act 1949 (as amended) for me to further the purposes of conserving and enhancing the natural beauty of the Peak District National Park.

Other Matters

17. Near to the site is the Grade II listed Hall Farmhouse and attached barn². The significance of the buildings comes from their architectural detailing. The setting of these buildings incorporates the wider appeal site, including the farm buildings. The setting also includes the fossilized medieval field system and the buildings along Main Road. The rural, agricultural character of this setting makes a positive contribution towards the significance of the listed buildings.
18. The proposed barn would be similar in scale and appearance as the agricultural buildings nearby and given the siting of the existing buildings there would be limited views of the proposal from the heritage asset. The siting of the building would also retain the fossilized medieval field system and overall, the design and siting of the proposal would retain the rural, agricultural character that positively contributes towards the setting of the heritage asset. As a result, the proposal would preserve the setting of the listed building would not harm a feature that positively contributes towards the significance of it.
19. I understand that the site is located close to the Peak District Dales Special Area of Conservation, the Cressbrook Dale, the Longstone Moor and the Wyre Valley

² List Entry Number: 1109891

Sites of Special Scientific Interest (SSSI). Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) grants planning permission for classes of development subject to Regulations 75-78. That means, in effect, that there is a condition to prohibit commencement of any 'permitted development' that would affect a European Site until such time that a local planning authority provides a written notification of approval of a Regulation 77 application.

Conditions

20. Paragraph A.2 of Part 6, Class A of the GPDO stipulates the development must be carried out in accordance with the details approved, except to the extent otherwise agreed in writing with the local planning authority and the development must be carried out within a period of 5 years from the date on which approval was given. The developer must also notify the local planning authority in writing within 7 working days of the date on which the development is substantially completed.
21. The Authority recommended an additional condition requiring the submission of a detailed landscaping scheme. For the reasons given above, I concur that the submission of additional details is necessary to preserve the character and appearance of the CA.

Conclusion

22. For the reasons given above, I conclude that the appeal should be allowed, and prior approval granted.

G Sibley

INSPECTOR