



Appeal Decision

Site visit made on 16 September 2025

by N Bromley BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2025

Appeal Ref: APP/M9496/D/25/3367411

The Old Barn, Main Road, Flagg, Derbyshire SK17 9QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs G Blythe against the decision of Peak District National Park Authority.
 - The application Ref is NP/DDD/0225/0121.
 - The development proposed is single storey lean-to extension to rear of a dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for proposed single storey lean-to extension to rear of a dwelling at The Old Barn, Main Road, Flagg, Derbyshire SK17 9QT in accordance with the terms of the application, Ref NP/DDD/0225/0121, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing numbers: 2411-BLK and 2411-02 rev A.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building.
 - 4) All new window and door frames of the extension hereby permitted shall be recessed from the external face of the wall by the same depth as the windows and doors of the existing building.
 - 5) All external rainwater goods of the extension hereby permitted shall be coloured black and thereafter retained as such for the lifetime of the development.

Main Issue

2. The effect of the proposed development on the character and appearance of the host building, with regard to its significance as a non-designated heritage asset.

Reasons

3. The appeal site comprises a detached, two storey converted limestone barn, known as 'The Old Barn'. The barn occupies a prominent position within the village, immediately adjacent to the main road. The front elevation fronts the road with a garden and stone outbuilding at the rear.

4. The site lies within the Peak District National Park (NP), where there is a statutory duty to seek to further the purpose of conserving and enhancing its natural beauty, wildlife and cultural heritage. In addition, the National Planning Policy Framework (the Framework) requires great weight to be given to conserving and enhancing landscape and scenic beauty in NPs which have the highest status of protection. It also seeks to ensure that developments add to the overall quality of the area, are visually attractive, are sympathetic to the landscape setting and protect valued landscapes.
5. Limestone buildings are an attractive feature within the village, and there are a number of similar buildings near to the appeal site. The wider surrounding landscape also includes stone buildings and an array of traditional and modern farm buildings which contribute to the prevailing rural character of the area and NP overall.
6. The parties agree that the appeal property is a non-designated heritage asset (NDHA) and whilst there is otherwise limited supporting information in respect of it being an NDHA, I am content, following my site visit, that it can be treated as such.
7. The significance of the building as a heritage asset and its contribution to the landscape character of the area, largely derives from its traditional stone appearance, simple form and its close relationship with similar buildings within the village. As well as its association with the area's agricultural history. The Framework, at paragraph 216, sets out that, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
8. Like many other stone buildings and converted barns in the locality the appeal property has an existing extension. The extension has a lean-to roof and is located on the gable end of the building, next to the road. Whilst it occupies a prominent position and is of a reasonable size, the existing extension is a sensitive addition to the building, which conserves the appearance of the stone barn and naturally blends into the landscape.
9. With a modest footprint and single storey height, the proposed extension would not overwhelm the rear elevation of the building. Combined with its simple form, the proposal would be a proportionate and subtle addition to the building.
10. Located on the rear elevation, away from the road, the proposal would have limited views from public vantage points. Also, the position of the proposal on the rear elevation would ensure that the front elevation, with its simple detailing and fenestration would be unaltered. Therefore, the important features of the building would be retained and despite the existing and proposed extensions comprising multiple additions to the barn, the character and form of the original building would be conserved.
11. Concerns are raised about the expanse of glazing on the rear elevation. However, all other external materials would match the original barn, and the proposed extension would avoid the loss of first floor fenestration on the rear elevation. Indeed, the ratio of windows to stone walls would ensure that the building would retain its simple appearance, thus conserving its historic and architectural integrity. As such, the introduction of the relatively modern glazed opening on the rear elevation would not be harmful.

12. Overall, the proposal would harmonise with the simple, original appearance of the converted barn and, as such, would not harm, or lead to any material loss of significance of this NDHA. For similar reasons, it would also conserve the landscape and scenic beauty of the National Park.
13. For the reasons outlined above, I conclude that the proposed development would not result in harm to the character and appearance of the host building, and its significance as a non-designated heritage asset. Consequently, it would accord with Policies GSP1 and GSP3 of the Peak District National Park Local Development Framework Core Strategy Development Plan Document and Policies DMC5 and DMC10 of the Development Management Policies Part 2 of the Local Plan for the Peak District National Park. These policies, together and amongst other things, require development to conserve and enhance the valued characteristics of heritage assets, as well as the scenic beauty of the National Park. It would also be in accordance with paragraphs 189 and 216 of the Framework.

Conditions

14. The Council has suggested conditions, some of which I have amended for the sake of clarity and precision. In addition to the standard time limit condition, I have also, in the interests of certainty, attached a condition specifying the approved plans. A condition to secure that external materials, relating to the proposal, match those of the original building is also necessary in the interests of safeguarding the character and appearance of the host property and surrounding area. Likewise, a condition to secure black rainwater goods and that all new window and door frames are recessed by the same depth as the existing windows and doors of the barn are necessary to further protect the character and appearance of the building.

Conclusion

15. For the reasons given above the appeal should be allowed.

N Bromley

INSPECTOR