

Demolish Two-Storey Outbuilding Attached to Dwelling; Demolish Rear Two-Storey Extension; Demolish Rear Single-Storey Extension; Alterations to Dwelling and Erect New Rear Extension (Part Two-Storey and Part Single-Storey with Part of the Single-Storey Protruding to the Side)

Church Hill Farm, Cragg Lane, Blackwell, Alfreton, Derbyshire DE55 5HZ



## PLANNING AND DESIGN & ACCESS STATEMENT

March 2021

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This planning statement has been produced to support this individual planning application and the conclusions it reaches are based upon due diligence investigations of public records and the information provided to the company by the client and/or their representatives.

The author of this supporting planning report is: Anthony Bryan Northcote, Executive Director of TOWN-PLANNING.CO.UK. He holds a Higher National Certificate in Land Administration (Planning) with Distinction; Diploma with Distinction in Town Planning; Post-Graduate Diploma with Distinction in Urban and Regional Planning together with a Master of Arts Degree in Urban and Regional Planning. He was elected to the Royal Town Planning Institute in 1996 and now has over 31 years planning experience within the public and private sectors involving a full range of planning issues. In addition, he is also a Member of the Institute of Leadership and Management; a Member of the Chartered Institute of Management; a Member of the Town and Country Planning Association; a Member of the United Kingdom Environmental Law Association; a Fellow of the Geological Society; and an Incorporate of the Chartered Institute of Building.

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March 2021

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Project: 21.139  
Client: John Lynch  
Planning Consultant: Anthony Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIQB, MInstLM, MCMI, MRTPI*  
Architect: Rosamund Nicholson *Architect*



## INTRODUCTION

### The Proposal

This proposal is to demolish the two-storey outbuilding attached to dwelling; along with the demolition of the rear two-storey and single-storey extensions. In their place it is proposed to erect a new rear extension; which is part two-storey and part single-storey with part of the single-storey protruding to the side in the area occupied previously by the outbuilding.

The applicant is seeking to undertake a comprehensive scheme of refurbishment of the entire Church Hill Farm complex over time. This overall scheme will have three main constituent parts:

1. Internal refurbishment of the dwelling including the proposed demolition described above and the new extension described above (This Application);
2. Consolidation of the farming activity which includes a need for a new modern farm building (Prior Approval Granted under 20/00442/DETAG with the conditions being appealed under APP/R1010/W/20/3265080); and
3. Refurbishment of the existing traditional farm buildings, including consideration of their potential for a beneficial re-use (Future proposal subject to a future planning application or prior approval).

This proposal has been subject to pre-application advice with the LPA under PREAPP/00583/20; this included a joint external site visit in November 2020 with Amelia Carter the planning case officer and Kim Wyatt the conservation officer. The pre-app advice received from the LPA was broadly supportive with some minor suggestions made which have been responded to in this submission.

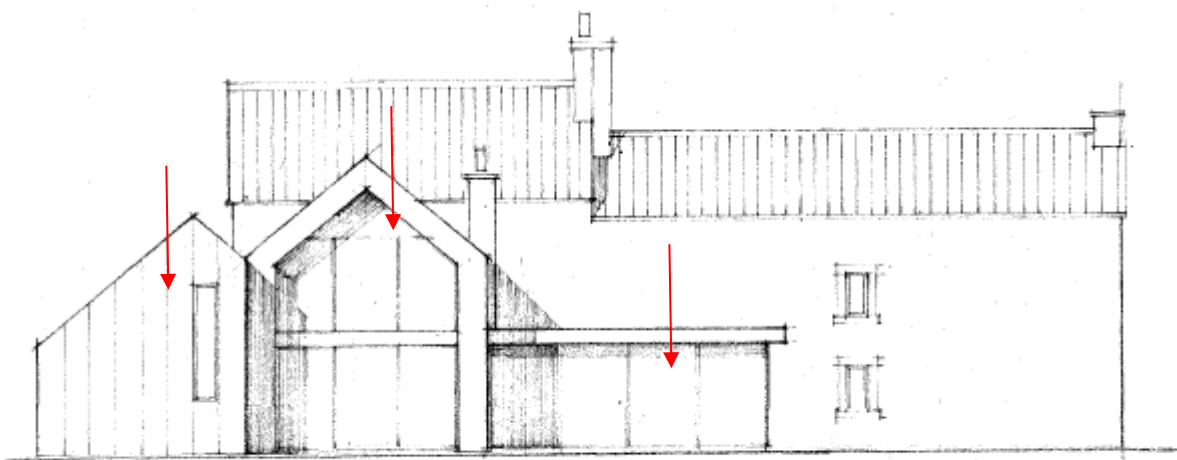


### Parts to be Demolished

The two-storey and single-storey parts of the dwelling to be demolished are previous additions to the original property and were previously used as a kitchen and bathroom at ground floor level

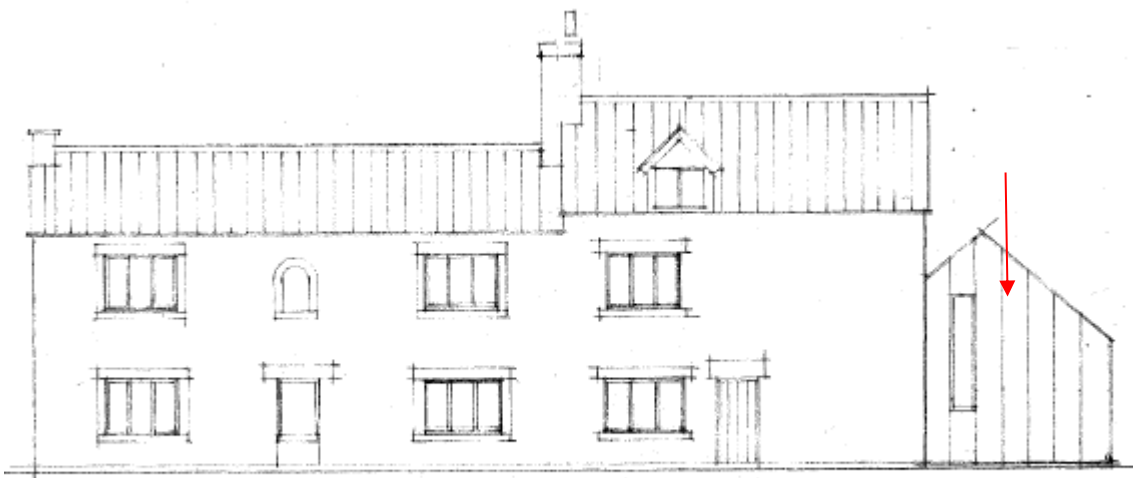
and a bedroom at first floor level. There are also the remains of a small timber shed next to the single storey bathroom section; this also needs to be demolished. The two-storey angled outbuilding that was also a later addition to the dwelling is also to be demolished. The photos above highlight the parts to be demolished, this is also indicated on the drawings.

The property is in a poor state of internal repair and as part of an overall refurbishment it is wanted to retain the integrity of the original property and extend it with a distinctly modern new extension. The proposed new extension is to be formed of zinc walling, glazing and a standing seam roof.



NORTHWEST ELEVATION

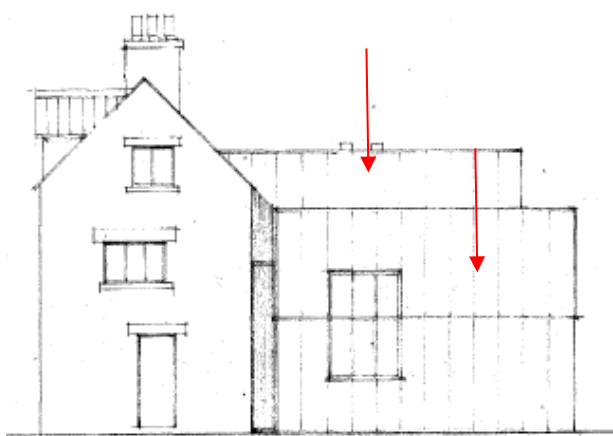
Proposed New Extension (From Rear)



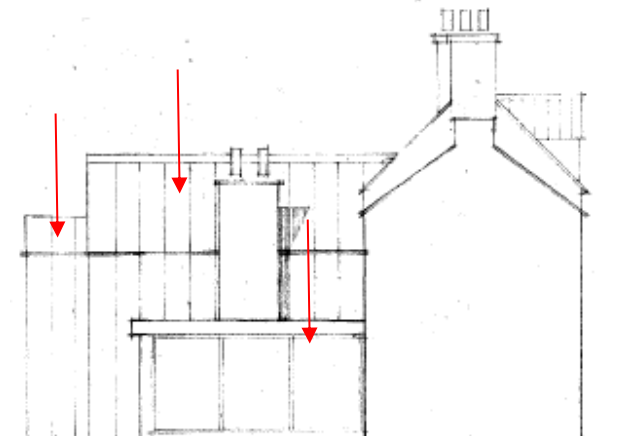
SOUTH EAST ELEVATION

Proposed New Extension (From Front)

This contemporary aesthetic is employed to provide a clean ‘break’ from the vernacular limestone and Welsh slate roof, thereby ensuring the extension is read as a separate element and does not distort the traditional proportions of the linear farmhouse range. A new stone chimney structure has been incorporated into the new extension to provide visual interest and to provide a fabric link between the old and new.

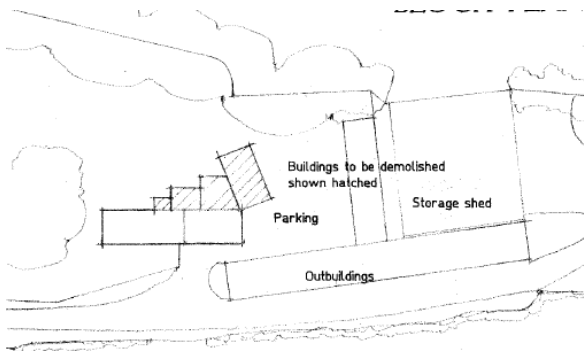


NORTH EAST ELEVATION

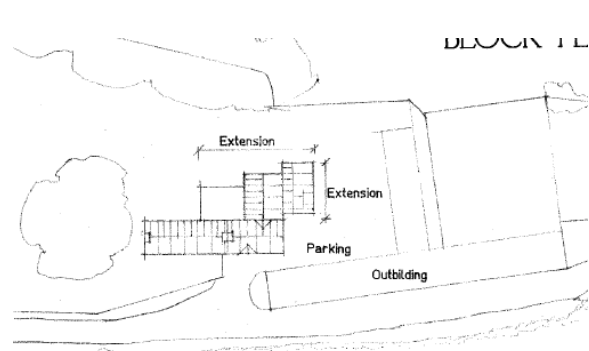


SOUTH WEST ELEVATION

#### Proposed New Extension (From Sides)



Current Block Plan



Proposed Block Plan

The original farmhouse will be reconfigured internally, this includes a new central hallway created alongside a new internal corridor at first floor level. Part of the original staircase will be retained; this leads to the small room that was previously created half way up the stairs; this is understood to have potentially been a former small holding gaol for prisoners of war.

Externally, the two later bay windows and porch on the front elevation will be removed and the original window apertures with traditional stone surrounds will be re-instated. All the windows

will be replaced with flush fitting timber casement windows and traditional doors re-instated. The westernmost former front door will be replaced by a window to provide sufficient light; although the door opening proportions will be retained. The structural problems identified on the south-west and north-west gables will be addressed and the property will be repointed using a lime mortar. Roof and other fabric repairs will be undertaken as required.



Existing Front of the Farmhouse

### Previously Approved Scheme

Under 14/00062/FUL it was previously agreed to demolish the single storey rear addition and replace it with a full width extension across almost the entire rear elevation. It was also previously agreed to alter the two-storey rear addition by extending it further at both ground and first floor levels. Given the changes approved to the internal structure of this two-storey rear addition in reality most of the structure would have had to have been taken down and re-built. The previously approved scheme retained the existing two-storey outbuilding.

This previously approved scheme has lapsed, in any event it did not address fundamental issues that have subsequently been considered. The existing two-storey rear addition is not well-tied into the main building and structural movement has occurred. Also, the existing two-storey rear addition and the outbuilding share part of a common wall; but they have roof structures at different levels which has resulted in substantial water ingress.

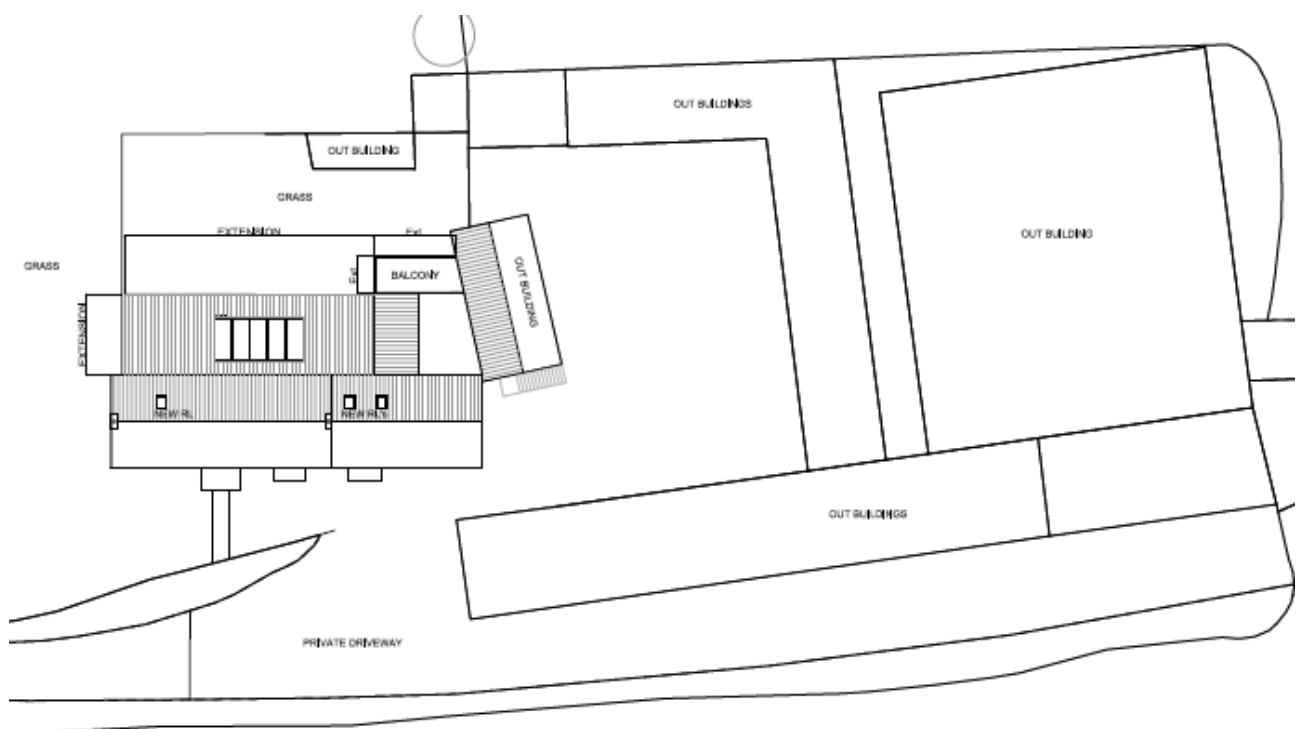
There has also been structural movement due to poor original design and structural damage due to the ingress of water; both of which would require extensive rebuilding of the structure if it was to be retained. The previously approved scheme would not have resolved the juxtaposition between the two-storey addition and the outbuilding. As such this would not have solved this long-



term structural damp penetration. The only way to address this juxtaposition would be to either raise the roof of the outbuilding or lower the roof of the two-storey addition.

The previously approved scheme therefore would not have addressed the full range of issues needed to refurbish the dwelling; although the outbuilding is a separate building because it shares a common wall with the dwelling it needs to form part of an overall refurbishment scheme.

In looking at the options to move forward, given that to address the poor juxtaposition would be to either raise the roof of the outbuilding or lower the roof of the two-storey addition; it was considered that to do either is such a significant alteration that it was more sensible to consider the retention of the original main farmhouse structure and design a comprehensive new modern extension. The proposed extension will replace the outbuilding; two-storey addition; and single storey extension.



### Previously Approved Scheme Under 14/00062/FUL

The new proposals better retain the scale of the existing built form; it covers less of the rear elevation of the original main farmhouse structure; and would create a clear design difference between the original main farmhouse and the new extension.

## **DESIGN & ACCESS STATEMENT**

### **Amount of Development**

The overall external built footprint measures around 144.72m<sup>2</sup> with the ground floor built footprint measuring approximately 107.10m<sup>2</sup>. The proposed extension has a gross internal floorspace of 128.6m<sup>2</sup>. The proposal will create an attractive modern family open-plan living environment which allows for the traditional part of the farmhouse to be brought back into beneficial use.

### **Site Layout**

It is proposed to erect a new rear extension; which is part two-storey and part single-storey with part of the single-storey protruding to the side in the area occupied previously by the outbuilding.

The positioning and layout of the extension has been governed by three main factors: -

- Keeping as much as possible of the unaltered existing rear elevation of the farmhouse unchanged;
- The floorspace reflecting that being removed in the previous extensions and approved previously under the previous consent; and
- The demolition of the attached outbuilding and the adjustment of the orientation of the replacement element to allow a rear extension to be more easily designed.

### **Scale of the Development**

It is our intention to design an extension with a contemporary aesthetic employed to provide a clean 'break' from the vernacular limestone and Welsh slate roof, thereby ensuring the extension is read as a separate element and does not distort the traditional proportions of the linear farmhouse range. A new stone chimney structure has been incorporated into the new extension to provide visual interest and to provide a fabric link between the old and new.

The scale of the extension reflects that present historically and is a scale that sits comfortably within its surroundings, both in terms of the existing site features whilst respecting the existing character of the Conservation Area. Accordingly, we have endeavoured to keep the overall mass of the proposed extension to an appropriate level.

### **Landscaping**

As far as landscaping is concerned, the site has existing mature vegetation at the western end which encloses most of the dwelling curtilage. The existing stone wall boundaries will be retained unchanged.



## Appearance

The proposed materials are zinc; glazing; and stone; the design has been slightly evolved to respond to the pre-application advice. The single-storey kitchen element replacing the current outbuilding will be largely constructed of zinc. A long, glazed window is included on the two gable ends; on the north-eastern side elevation a larger glazed window will be inserted on the wall and roofscape. This single-storey kitchen element will be joined to the rear wall of the farmhouse by a full height glazed link providing light into the dining area and a visual separation between old and new.

The two-storey dining and master bedroom element will have a zinc structure with full height glazing on the gable end. A large chimney structure to be constructed of stone has been incorporated into the new extension to provide visual interest and to provide a fabric link between the old and new. This feature breaks up the side elevation of the two-storey element of the scheme as requested at the pre-application stage. The single-storey living extension will have fully glazed walls with a zinc flat roof.

## Accessibility

The principal entrance door to the property is sited so that it is readily apparent from the parking area. Level access to the front door will be available giving safe and ready access to all age groups together with the disabled.

## PLANNING STATEMENT

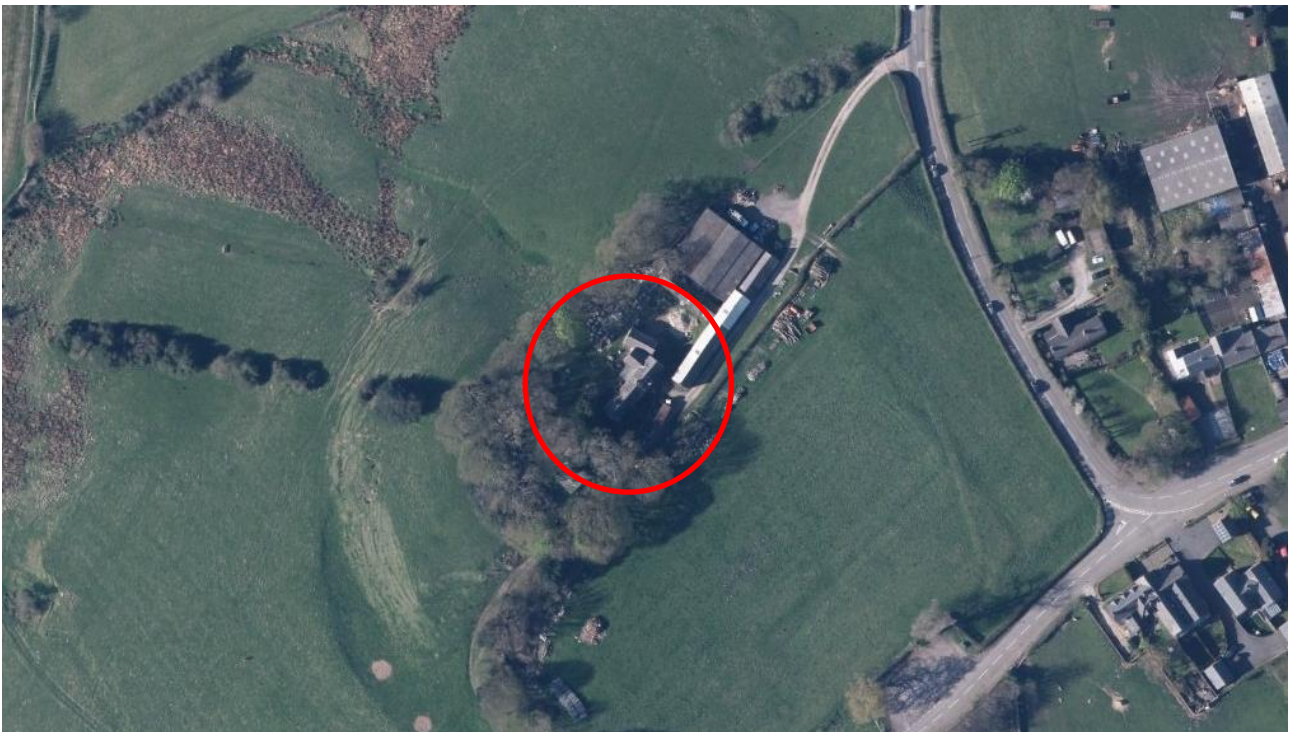
### Site and Surroundings

The property is a former two storey farmhouse set in the Conservation Area of Old Blackwell. The property is built of stone and the adjoined outbuilding being largely built of red brick with the rear elevation being predominantly rendered. The front elevation is generally built with stone with brickwork showing on the chimney stacks. The rear additions are a mixture of stone and render.

Old Blackwell is a small linear settlement which retains a strong rural character. Farmsteads make a significant contribution to the character and appearance of the Conservation Area. Old Blackwell is situated within a gentle undulating landscape which contributes positively to the character of the Conservation Area. The application site is situated in the countryside in planning terms.

Church Hill Farm is a detached multi-phased stone farmhouse constructed in coalmeasures sandstone with a slate roof. The original building appears to date from the late 18<sup>th</sup> century with later 19<sup>th</sup> and 20<sup>th</sup> century additions. The building has been identified as an unlisted building of merit in the Old Blackwell Conservation Area Appraisal and Management Plan. As a result, the building should be considered as a non-designated heritage asset as defined in the NPPF.

To the north-east of the dwelling are a series of brick farm outbuildings manly single storey and mostly built of red brick. Beyond these to the north-east is a more modern steel portal framed agricultural building clad in sheet metal. A further new modern steel portal framed farm building (Prior Approval Granted under 20/00442/DETAG) will shortly be erected to the north-east.



The Dwelling Site © Ordnance Survey Aerial Photos, used under Open Government Licence

The overall farm complex is accessed off a track leading from Cragg Road, the old access route through to Church Hill still exists although is not currently used. To the south of the property is a large grassed field which is raised from the land level at the north and beyond which is the public highway and the listed church.

To the north and west the land plateau extends to the edge of the residential curtilage and the slopes downwards across the agricultural fields. The farmhouse and brick outbuildings have been identified by the LPA as a non-designated heritage asset as unlisted buildings of merit.



Broad Site Location © Ordnance Survey Aerial Photos, used under Open Government Licence

## Structural Condition and Fabric

At the pre-application stage the conservation officer indicated that: *“In order to comply with the requirement of policy SC21 and paragraph 193 of the NPPF I feel that we require a more robust and detailed justification for the loss of the red brick outbuilding and the replacement building.”*

Consequently, a structural survey produced by a structural engineer, Anthony Rudge *C.Eng. M.I.C.E M.I.Struct.E M.I.H.E* has been obtained; it concludes that the outbuilding should be demolished. In addition, Rosamund Nicholson *Architect* has produced a fabric report to support the structural survey. This concluded that: *“All-in-all the fabric condition of the outbuilding means that it could not reasonably or realistically be retained. The works required to retain the outbuilding would be so extensive as to amount to the complete demolition of the fabric and the building of a new replacement outbuilding.”*

In the Heritage Impact Assessment Toby Ebbs *BA, MSc, MA IHBC AFFILIATE* also includes a justification for demolition as follows: *“The existing two storey brick outbuilding is unduly prominent and its loss will enhance the overall massing of the farm complex; the brick outbuilding interferes with the*



*gable elevation and its replacement with the new kitchen range will restore the traditional proportions of the building.*

*Furthermore, the outbuilding is in a very poor structural condition; there is cracking in the masonry and the North East wall is significantly bowed due to lack of restraint both at floor and eaves level. The roof is in poor condition and much of the roof structure is rotten. Much of the brickwork is badly decayed.”*

The awkward juxtaposition of the outbuilding to the farmhouse is also highly problematic to the design of any extension to the rear of the farmhouse. It is largely this constraint that meant that the previously approved scheme was unable to be delivered. The demolition of the two-storey brick outbuilding and replacement with a single-storey part of the new extension is an integral element of the overall refurbishment of the farmhouse.

We do not consider that any harm arises from its loss; however, if the LPA did not agree then any minor harm from its loss would be more than offset from the enhancement to the farmhouse from securing its long-term occupation and beneficial use. Thereby overall the proposal as a whole would enhance the farmhouse as a non-designated heritage asset.

## Access and Parking

The proposal doesn't change any of the existing access or parking arrangements. At present the yard has a mixed hard surface; this will be improved in the future. Although given the future need to refurbish the outbuildings to the north-east and south-east; a new improved surface to the yard will not be installed until works on these outbuildings have been completed under a future planning application or prior approval.

The existing stone boundary wall to the front of the farmhouse is considered to be an important feature contributing to the character and charm of the farmhouse. It also performs an important role as part of the strong boundary treatment that runs along either side of the access track from Cragg Road to Church Hill. As such it will be retained unchanged. In due course it is proposed to rebuild small areas of the boundary dry stone walls that run along either side of the access track from Cragg Road to Church Hill where they have partially collapsed.

## Heritage Assets

The site lies within the Old Blackwell Conservation Area. Also, the Church to the south is a Listed Building and Church Hill Farm itself has been previously identified to be a non-designated heritage

asset. Consideration of heritage issues is addressed in detail in the accompanying Heritage Impact Assessment produced by Toby Ebbs BA, MSc, MA IHBC AFFILIATE the heritage consultant on the project.



Overall Farm Complex from Church Hill by the Church

At the pre-application stage the conservation officer welcomed the proposed alterations to the front elevation of the farmhouse and the re-instatement of the original window openings. She would have preferred to see the main front door retained as a false door rather than a window opening. However, the westernmost former front door will be replaced by a window in order to provide sufficient light; although the door opening proportions will be retained. The structural problems identified on the south-west and north-west gables will be addressed and the property will be repointed using a lime mortar. Roof and other fabric repairs will be undertaken as required. These works alongside the internal works will secure the long-term future of the building and return it to a beneficial use as a family home and farmhouse.

The major elements involve the demolition of the existing adjoined outbuilding and the previous rear additions; with their replacement with the new proposed extension. The officer's report on the previous scheme 14/00062/FUL provided the following assessment which remains pertinent to this latest scheme.

On that previous scheme the LPA stated: *"The extension will not be easily visible from any public vantage points. From the north west it will be screened from Cragg Lane by existing farm buildings whilst from the south it is screened by the rest of the farmhouse and from the west trees will screen the development. Fleeting views will be available from the north west but the nearest dwellings are over 400m away. Given the distance involved and the fact that the new*

*elements will be seen set against the existing farmhouse it is considered that the impacts on the character and appearance of the countryside will be minimal.*

*In light of the above assessment, it can be concluded that there will be no impact on the views to and from the Church of Werburgh (G11). The setting of the listed building will be preserved.”*

At the pre-application stage the LPA stated: *“The main considerations of this application would be the impact of the development on a Non-Designated Heritage Asset and the impact on the character and appearance of the Conservation Area. For this reason, please see attached a detailed response from the Council’s Conservation Manager who has provided her professional view on the proposed works.*

*Whilst the proposed works are acceptable in principle, due to Church Hill Farm being classified as a Non-Designated Heritage Asset under Policy SC21 we would seek further justification to demolish the two-storey brick outbuilding attached to the dwelling. Such justification might involve a structural survey from an engineer which details the condition of the building.”*




Policy SC21 states: ‘Proposals involving full or partial demolition of a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefit is to outweigh the harm caused by the loss of the asset.’ Consequently, a structural survey produced by a structural engineer, Anthony Rudge *C.Eng. M.I.C.E M.I.Struct.E M.I.H.E* has been obtained; it concludes that the outbuilding should be demolished. In addition, Rosamund Nicholson *Architect* has produced a fabric report to support the structural survey.

We consider that the demolitions including to the outbuilding are justified. In addition, we do not consider that any harm arises from its loss; however, if the LPA did not agree then any minor harm from its loss would be more than offset from the enhancement to the farmhouse from securing its long-term occupation and beneficial use. Thereby overall the proposal as a whole would enhance the farmhouse as a non-designated heritage asset.

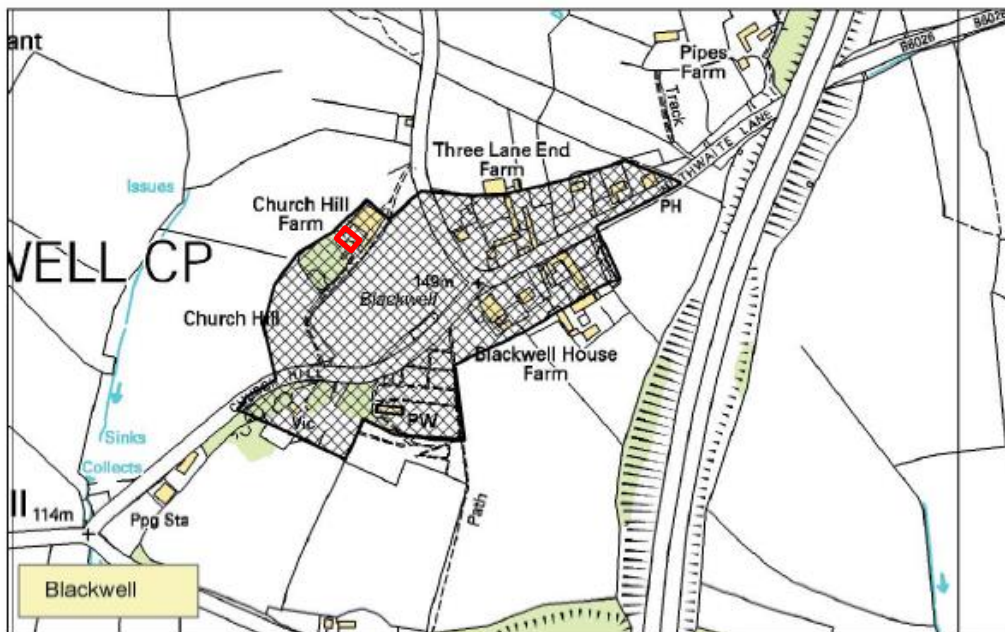
The site also lies within the ‘settlements with potential for medieval archaeology’ identified in The Historic Environment SPD. It is an earthwork site identified on the HER as an enclosed hilltop plateau and thought to be a medieval manor site. The proposal is on the site of an entry in the sites and monuments register which is for a possible hill fort. The site lies within the area on the Policies Map as an ‘Area of Particular Potential for Medieval Archaeology’.





-  SC 16 - Conservation Areas
-  SC 18 - Area of Particular Potential for Medieval Archaeology
-  Broad Area of Dwelling Including Proposed Siting of Extension

Extract from Local Plan Policies Map

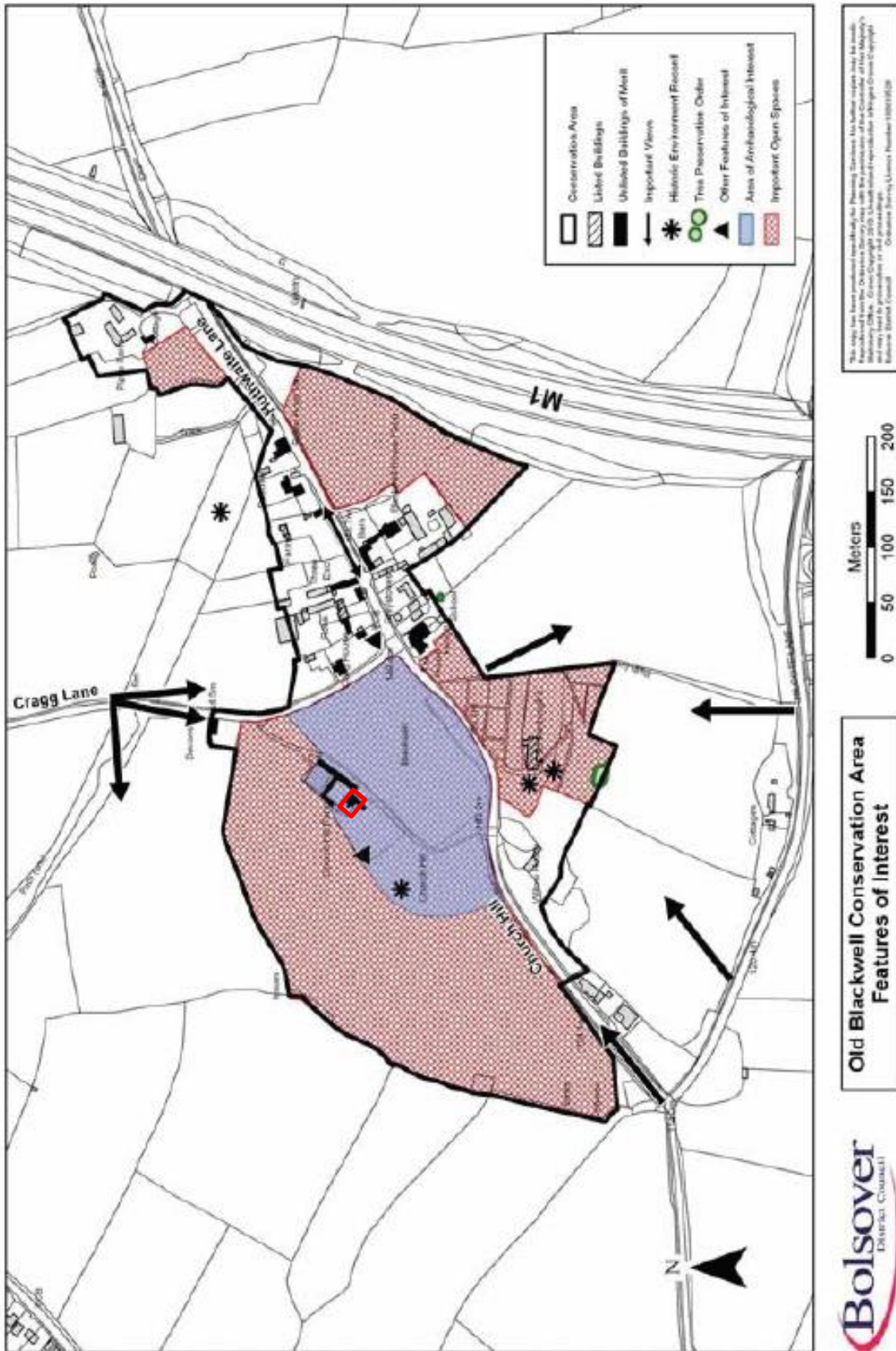


Settlements with potential for medieval archaeology

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-  Broad Area of Dwelling Including Proposed Siting of Extension

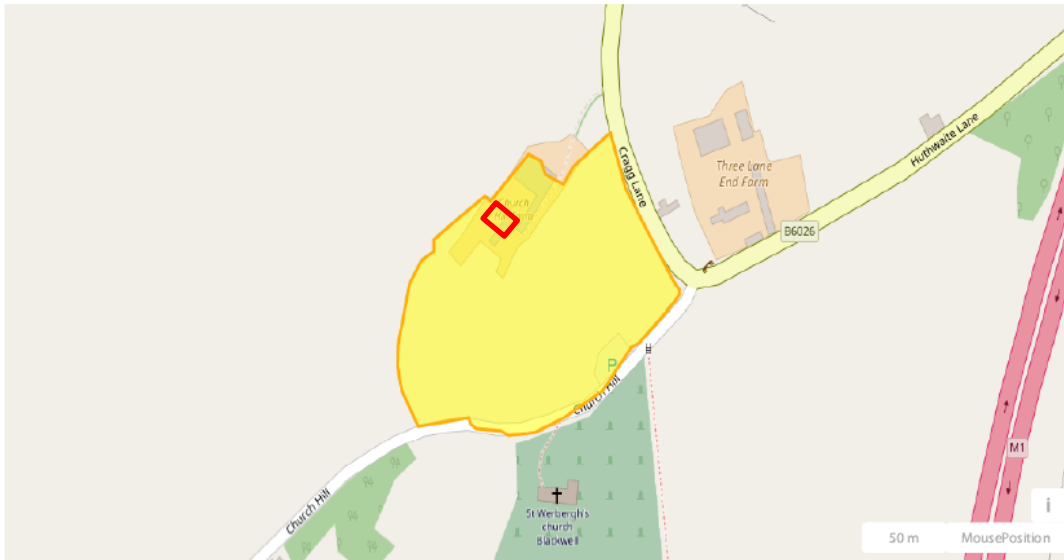
Extract from The Historic Environment Supplementary Planning Document



◇ Broad Area of Dwelling Including Proposed Siting of Extension

Extract from Old Blackwell Conservation Area Appraisal and Management Plan

Map



Location

Grid reference Centred SK 44380 58541 (209m by 194m)

Civil Parish BLACKWELL, BOLSOVER, DERBYSHIRE

 Broad Area of Dwelling Including Proposed Siting of Extension

Extract from HER

In the field to the south of the farm building complex, there is evidence of historical earthworks being present. There is a clear if rather diffuse plateau area which is possibly a defined level enclosure which might denote a medieval manorial site. Within the enclosure in the field there are numerous earthworks which may reflect activity within the manorial site; including what appears to be a likely building platform in the south-western part of the field.

This enclosure possibly ran further to the south to encompass the church. Church Hill has possibly cut through this former manorial site as has the original access track to the farm from Church Hill.

On the western side the enclosed hilltop plateau is defined by the escarpment; on the eastern side the plateau is defined by the low bank running parallel to Cragg Lane. This reaches the southern edge of the farmyard complex to the western side of the existing field gate approximately where the large pile of logs is currently sitting (although this log pile is due to be removed shortly).

From this point going northwards through the farmyard there is no longer any clear evidence of where the earthwork ran. Based on the siting of the earth bank by the log pile it probably then

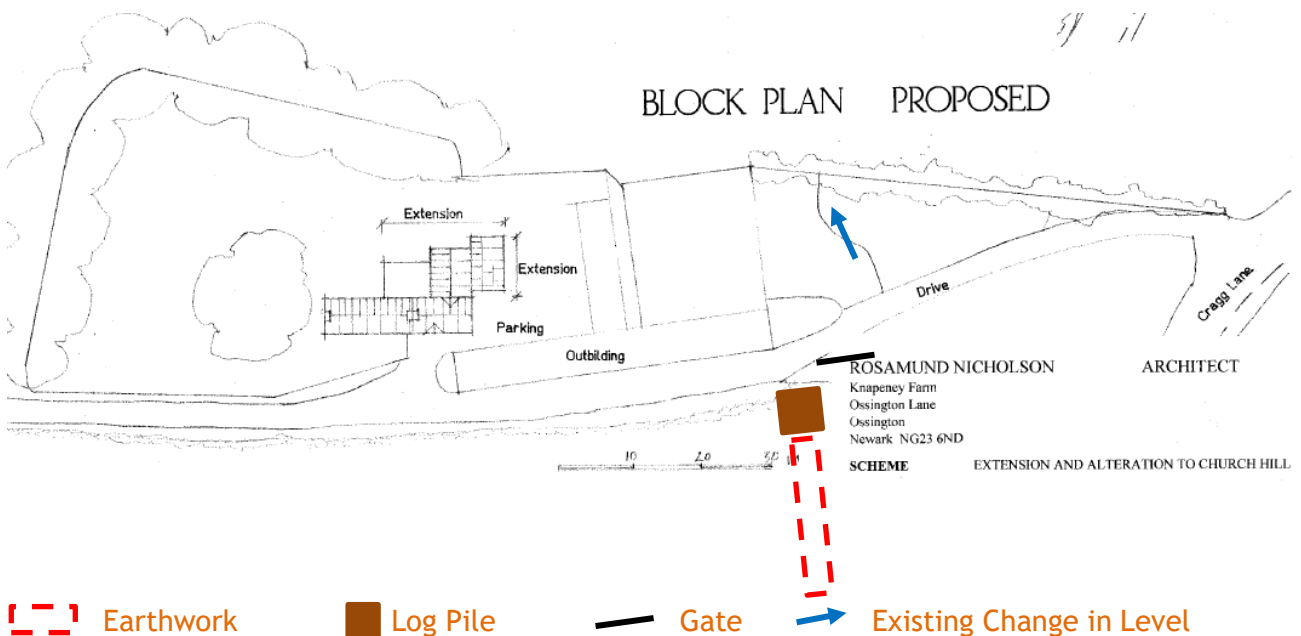


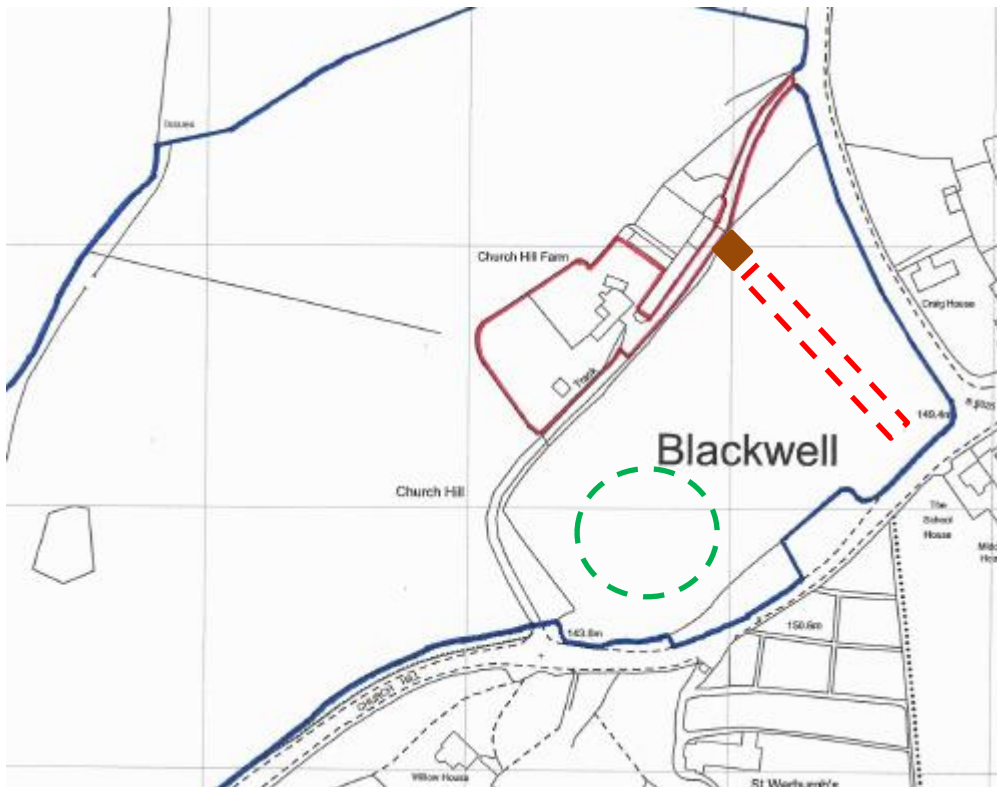
ran across the front (western side) of the existing agricultural buildings. This is the alignment shown on the various plans referred to earlier. The north-western alignment is also

At some point in the past, it appears that the farmyard was levelled presumably to erect the original farmhouse and farm buildings as can be seen on older maps and in the photograph below. The field gateway alignment to the east of the bank leads to the lower level of land to the north.



Historically Levelled Plateau at the Farm Building Complex





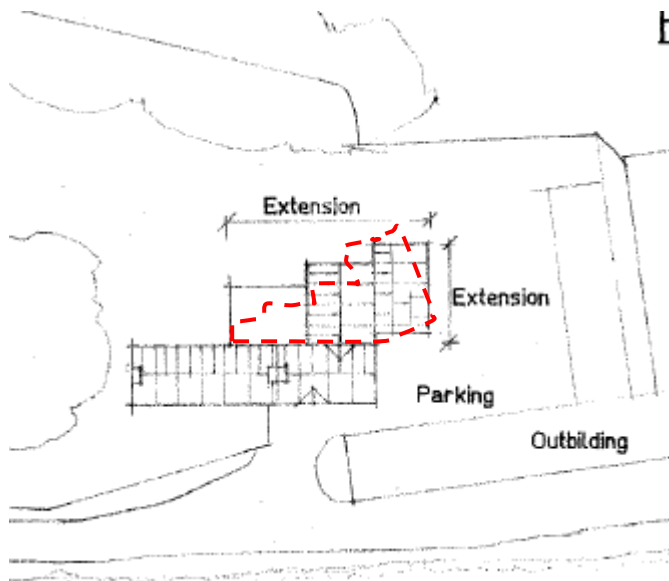
 Plateau of Possible Former Manor House

 Earthwork       Log Pile

The alignment of the earthworks probably then turned to run along the northern side of the farm. It is no longer visible on this northern side and has presumably either been disturbed, infilled or levelled. It may have been on the line of the existing back wall of the farm building complex as there is a change in level here of around 1m to 1.5m; this is what the HER entry suggests. Alternatively, it may have perhaps ran on the line of the hedge boundary just to the north.

Looking at old maps it appears that the levelling of the site actually took place when the original farm buildings were constructed. Parts of the northern edge are supported by old stone retaining walls which supports this position. The existing steel portal framed building is supported on top of a brick retaining wall which has the appearance of a slightly more modern structure albeit still decades old.

There is a survey of the earthworks carried out in 1970 by Clive Hart; this is in the HER parish files in the DCC office which Steve Baker previously agreed to try and arrange to get access to. However, access has been slightly difficult to achieve at present given the current pandemic restrictions. Therefore, we have not been able to review this earthworks survey.



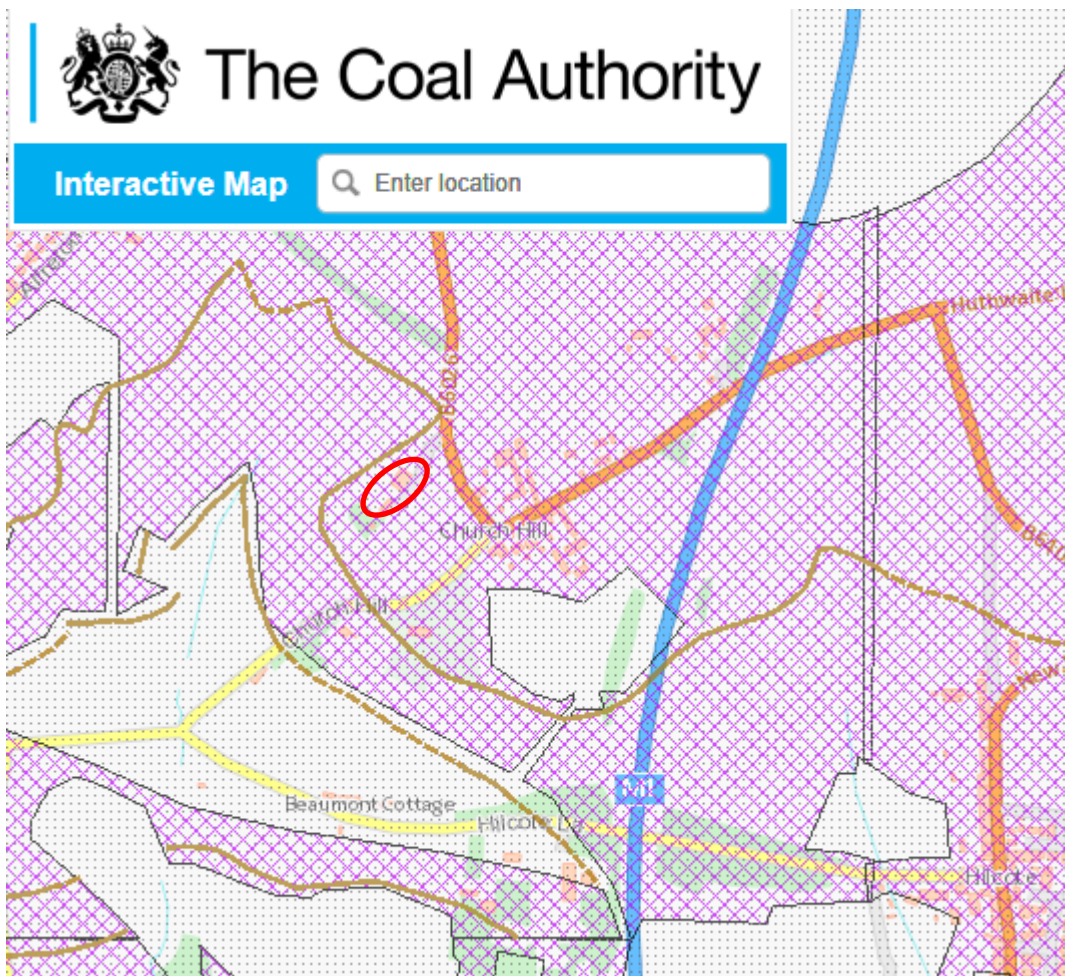
### Block Plan with Existing Extensions Overlaid

The majority of the proposed footprint of the proposed extension has been disturbed by the foundation structure and groundworks that would have been undertaken when the previous rear additions and outbuilding were constructed. As such the ground under the proposed extension appears to have been levelled previously, potentially being made ground and has been disturbed by previous development. As such the likelihood of any archaeology being present in the ground is significantly diminished.

In addition to disturbance from previous development, records from The Coal Authority clearly indicate that a coal outcrop runs just to the north of the farm buildings. This outcrop was worked in 1946 according to the data held by The Coal Authority. This may help to explain why the northern side of the former earthworks appears to have disappeared; the working of the coal outcrop from the surface historically would have resulted in significant disturbance to any possible archaeology and may have resulted in a further change in land level.

An extract from The Coal Authority Interactive Viewer is copied below. Their records indicate that the farmyard complex has been subject to recorded past shallow coal mine workings (i.e., defined as coal workings whose depth is 30 metres or less from the surface). Also, further historical probable shallow coal workings are identified to underlie the site; together with past underground coal working in a seam 154m below ground level. This likely disturbance to the site from shallow coal workings together with the disturbance from past development would reasonably have had a significant impact on any archaeological features in this area.



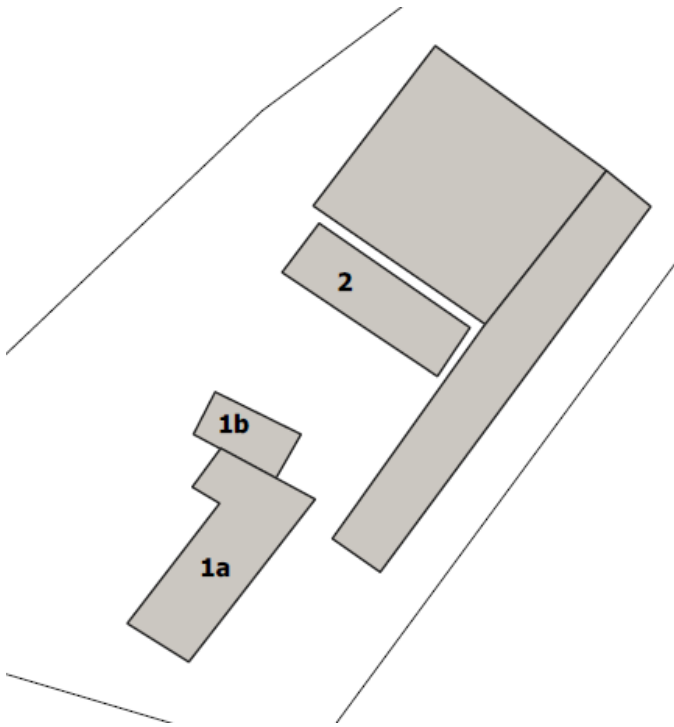


Extract from The Coal Authority Interactive Viewer

Given all the above factors we do not consider that archaeology provides any justifiable reason to withhold prior approval in this application. In the previous application it was considered to be reasonable to require the submission of a Written Scheme of Investigation as recommended by the county archaeologist. The LPA and the county archaeologist should consider whether this is necessary and proportionate given the previous ground disturbance which will have impacted on any likelihood of any archaeology being present in the ground.

### Ecology and Landscaping

As the proposal involves demolition Elizabeth McBride *BSc (Hons) MCIEEM* of ELM Ecology undertook a Preliminary Roost Assessment to assess the farmhouse, attached outbuilding and the traditional farm building range to the north-east. This looked at their suitability to support roosting bats and other protected species such as nesting birds.



#### Buildings Assessed in the Preliminary Roost Assessment

No evidence of bats was seen during the inspection. As the buildings have some gaps and other features potentially suitable for bats along with the nature of the surrounding habitat; the report concludes that the buildings are considered to have moderate suitability to support roosting bats.

Evidence of swallow *Hirundo rustica* nests was noted in Building 1b on both the upper and lower floors. A barn owl *Tyto alba* has been seen around the farm. Owl pellets are present in one of the adjacent outbuildings, though it is not clear if the owl is using the building for breeding or as a roost site.

The wider farm complex consists of established mature landscaping involving many mature trees which are unaffected by the proposal. The agricultural grassland around the site is unlikely to have any ecological potential.

In order to ensure that the development does not result in a net loss of biodiversity; the report recommends a minimum of five artificial swallow nests will be installed in suitable locations following advice from an ecologist.

In addition, our client is planning to increase the biodiversity of the area and is interested in providing beneficial features for wildlife. As a result, it is proposed that the following

enhancement features will be installed as part of the development of the site. The locations are to be agreed on following advice from an ecologist:

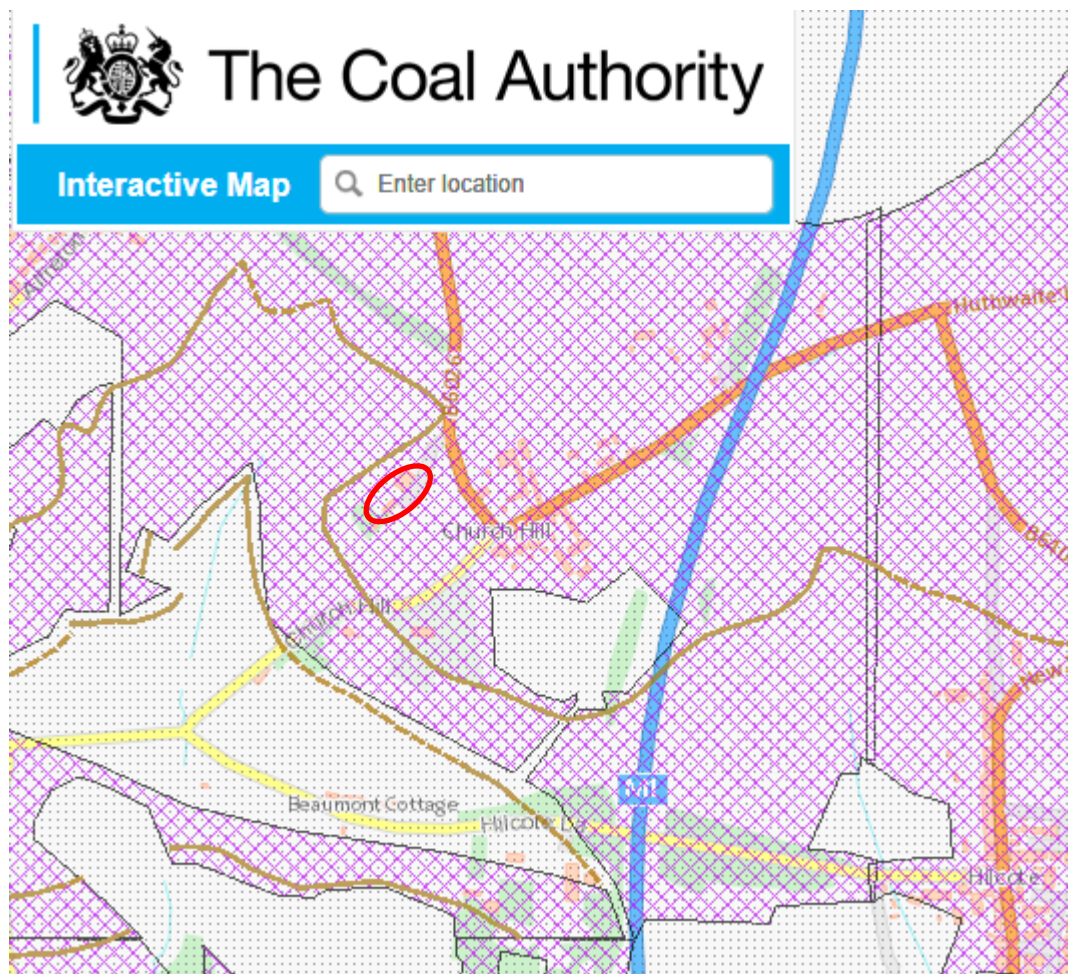
- Two bat boxes;
- Either one barn owl box or four smaller bird nesting boxes.

## Flood Risk

The site is not at risk of fluvial flooding; according to the Environment Agency flood risk for planning map the site is within Flood Zone 1. In addition, the site is at very low risk of surface water flooding as shown on the Environment Agency map.

## Coal Mining Risk

The site lies within the Coal Authority Development High Risk Area. It appears to sit on or adjacent to a coal outcrop and on the edge of an area of past shallow coal workings. It is also in an area of probable shallow coal workings. An extract from The Coal Authority Interactive Viewer is copied below.

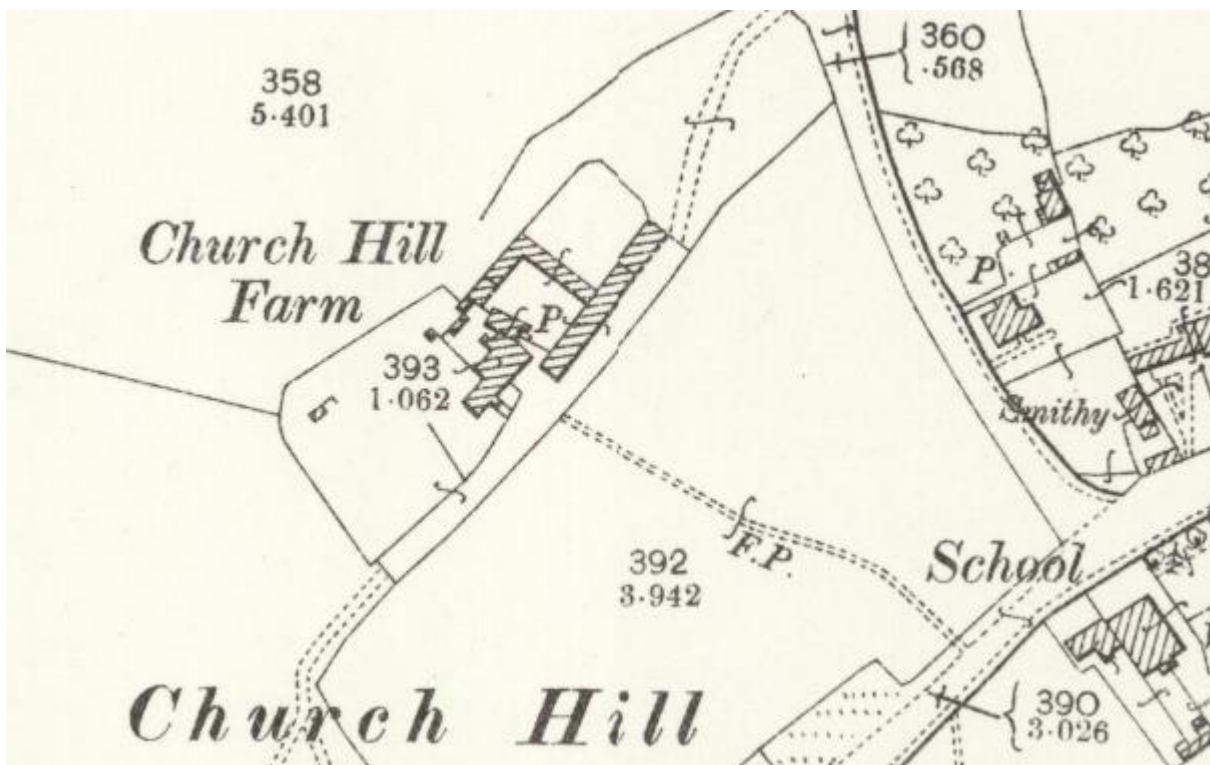


Extract from The Coal Authority Interactive Viewer

Records from The Coal Authority clearly indicate that a coal outcrop runs just to the north of the farm buildings. This outcrop was worked in 1946 according to the data held by The Coal Authority. The working of the coal outcrop from the surface historically would in fact post-date the existing buildings on site; as such this working is unlikely to have occurred under or near to the existing farm complex. This may however help to explain why the northern side of the former earthworks to the north-west of the farm complex appears to have disappeared.

The Coal Authority records indicate that the farmyard complex has been subject to recorded past shallow coal mine workings (i.e., defined as coal workings whose depth is 30 metres or less from the surface). Also, further historical probable shallow coal workings are identified to underlie the site; together with past underground coal working in a seam 154m below ground level. The underground seam is recorded as being worked in 1924.

The existing farm complex arrangement has been in place since prior to the first OS Map in 1884 which was surveyed between 1876 and 1879. The original building appears to date from the late 18<sup>th</sup> Century with the extensions being 19<sup>th</sup> Century. As such the building may well in fact pre-date any probable shallow coal workings; thereby making this unlikely. The underground seam was worked almost 100 years ago and post-dates the farm complex. The building shows no visible signs of settlement from ground movement.



1884 OS Map



Where a site is in a Development High Risk Area it is necessary to submit a Coal Mining Risk Assessment (CMRA) to support the planning application; except where the development is deemed to be exempt.

The Exemptions List published by the Coal Authority is divided into 2 parts: Type of Application and Nature of Development. Only one of these requirements needs to be met; so, either the application type or nature of development may exempt the need for a desk-based CMRA and also the consequential need for the LPA to consult the Coal Authority.

As householder development the proposal is exempt under 'Part A - Type of application'. Accordingly, no CMRA is required in this case.

## Development Plan and National Policy

The relevant part of the development plan for this site is the Bolsover District Local Plan and the main policies relevant to the proposal are considered to be:

### Bolsover District Local Plan (Adopted March 2020)

SS1 - Sustainable Development

SS9 - Development in the Countryside

SC2 - Sustainable Design and Construction

SC3 - High Quality Development

SC16 - Development Within or Impacting upon Conservation Areas

SC18 - Scheduled Monuments and Archaeology

SC21 - Non-Designated Local Heritage Assets

Old Blackwell has no designated settlement framework boundary in the adopted Local Plan and the proposed extension must therefore be considered as an extension to an existing house in the countryside.

The main issues for this proposal are considered to be the impact on:

- the character and appearance of the countryside;
- the significance and character or appearance of the Conservation Area; and
- the host property as a non-designated heritage asset.

At the pre-application stage the LPA indicated: *“The main considerations of this application would be the impact of the development on a Non-Designated Heritage Asset and the impact on the character and appearance of the Conservation Area.”*

Policy SS1 includes criterion requiring proposals to protect and enhance the character, quality and settings of towns and villages and heritage assets through an appropriate mix of good quality, well-designed developments. It also looks to protect, create and/or enhance the character, quality and diversity of the District’s green infrastructure and local landscapes, the wider countryside and ecological and biodiversity assets.

Policy SS9: Development in the Countryside does not include any reference to extensions to dwellings in the countryside. Although intended to deal with proposals for change of use, the policy does have a supporting criterion to secure the retention and/or enhancement of a vacant or redundant building that makes a positive contribution to the character or appearance of the area and can be converted without complete or substantial reconstruction. Bringing this building back into beneficial use again as a farmhouse dwelling through major refurbishment is supported by this broad criterion.

Policy SC2: Sustainable Design and Construction of the Local Plan states that planning permission will be granted for the extension of existing dwellings provided that various criteria are met. These criteria include:

- “a) Promotes the efficient use of land and infrastructure, including developments which include a sustainable and complementary mix of uses; ...*
- g) Makes use of locally sourced sustainable, quality materials appropriate for the development and its surroundings including recycled materials wherever feasible;*
- h) Protects and enhances the character and quality of local landscapes and the wider countryside;*
- i) Protects and enhances the distinctiveness, character, townscape and setting of settlements*
- j) Conserves and enhances heritage assets and their setting*
- m) Ensures that development takes account of any coal mining related land stability and / or other public safety risks and proposes any necessary remediation or treatment measures...”*

Policy SC3: High Quality Development, looks for development to be required to achieve a high quality of design in terms of place making, buildings and landscaping.

The proposed new extension is of a scale and design which is in keeping with the current scale and character of the dwelling and its surroundings and will not result in the identity of the original



farmhouse dwelling being lost. As such the criteria in the above policies are considered to be met.

At the pre-application stage the LPA stated: *“The design concept of the proposal is acceptable in principle and is considered to meet the objectives on policies SC2 and SC3 subject to careful detailing of materials and glazing/opening which would achieve a very high-quality finish to the extensions. However, the South West view of the proposals could appear austere in comparison to the dwelling and surrounding outbuildings. Is there scope to reconsider this elevation in order to break up the side elevation of the two-storey element of the scheme?”*

The proposed materials are zinc; glazing; and stone; the design has been slightly evolved to respond to the pre-application advice. The single-storey kitchen element replacing the current outbuilding will be largely constructed of zinc. A long, glazed window is included on the two gable ends; on the north-eastern side elevation a larger glazed window will be inserted on the wall and roofscape. This single-storey kitchen element will be joined to the rear wall of the farmhouse by a full height glazed link providing light into the dining area and a visual separation between old and new.

The two-storey dining and master bedroom element will have a zinc structure with full height glazing on the gable end. A large chimney structure to be constructed of stone has been incorporated into the new extension to provide visual interest and to provide a fabric link between the old and new. This feature breaks up the side elevation of the two-storey element of the scheme as requested at the pre-application stage. The single-storey living extension will have fully glazed walls with a zinc flat roof.

The National Planning Policy Framework is largely silent on the specific issue of extensions in the countryside but does state that development should be sustainable and of good design and should protect and enhance the natural built and historic environment.

The property is an old farmhouse which is a non-designated heritage asset being an unlisted building of merit. The main historic elements of the building are visible on the front elevation which is to remain relatively unaltered; the two later bay windows and porch on the front elevation will be removed and the original window apertures with traditional stone surrounds will be reinstated. The rear elevation has a much more ad hoc appearance with a mainly rendered finish. The traditional window openings in the original farmhouse rear elevation are to be retained, although the windows will be replaced.

Policy SC16: Development Within or Impacting upon Conservation Areas, supports proposals within or impacting upon Conservation Areas where they preserve or enhance the character and appearance of the area and its setting. Policy SC18: Scheduled Monuments and Archaeology looks for impact on archaeology to be considered as part of development proposals.

Policy SC21: Non-Designated Local Heritage Assets sets out policy criteria for this proposal. It seeks alterations, additions and changes of use to respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal. It goes on to state that: *“Proposals involving full or partial demolition of a local heritage asset will be resisted unless sufficient justification is provided on the proposed scheme and its public benefits to outweigh the harm caused by the loss of the asset.”* The submitted Structural Survey; Fabric Report; and Heritage Impact Assessment sets out the rationale and justification for the proposal. In our judgement the scheme is justified and will ensure that this building is brought back into beneficial use which is necessary to ensure its long-term retention.

It is considered that given the removal of the previous rear additions and outbuilding the proposal does respect the original building in terms of its scale and does not result in too large an extension.

The overall footprint of the proposed development is similar to the existing built footprint. It is also similar to the approved scheme but this is achieved by demolishing the existing extensions and outbuilding to create a new build extension with contrasting architectural style and materials. The use of a single flat roof element on the north west elevation exposes more of the original stonework and simplistic detailing to the rear of original farmhouse.

The architectural detailing and materials of construction of the rear extension are contemporary and it is argued that this will ensure that the new extension reads as a modern addition which is subservient to the original dwelling. In principle, we are of the opinion that the contemporary approach to the design on the rear elevation is acceptable and will preserve the character and appearance of the host building. It will also preserve the character and appearance, together with the significance of the Conservation Area.

The extension will not be easily visible from any public vantage points. From the north west it will be screened from Cragg Lane by existing farm buildings whilst from the south it is screened by the rest of the farmhouse and the side protrusion in place of the outbuilding is largely screened from public views by the existing farm building range. A fleeting view will be visible from a very short

section of public realm to the south-west; however, from here the side protrusion will be visually read as part of the farm building complex.

From the west trees will screen the development. Fleeting views will be available from the north-west but the nearest dwellings are over 400m away. Given the distance involved and the fact that the new elements will be seen set against the existing farmhouse it is considered that the impacts on the character and appearance of the countryside will be minimal.

Church Lane Farm has been identified as an unlisted building of merit in the Old Blackwell conservation area appraisal and management appraisal. As a result, the building is considered to meet the definition of a non-designated heritage asset as defined in the National Planning Policy Framework. Whilst the majority of the changes are on the rear element of the building which is generally screened the Local Plan and the NPPF seeks to secure high quality design solutions which make a positive contribution to local character and distinctiveness. The scheme incorporates modern uniform materials and is subservient to the main dwelling and as a result will preserve the significance of the original farmhouse as a non-designated heritage asset.

## Conclusion

The overall scale; nature; and extent of proposed alterations is such that the proposal is considered to meet the requirements of the policies of the Local Plan.