



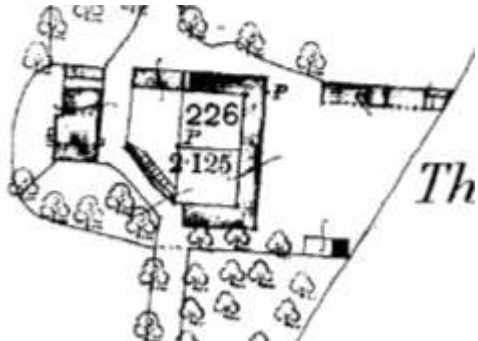
**PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT – LISTED BUILDING
CONSENT**

Valid Date: 23 May 2022

Expiry Date: 18 July 2022

Application Ref.	22/00673/LBA	
Site Address	6 Mantles Court Blyth Road Ranskill Retford Nottinghamshire DN22 8PB	
Proposal	Retain Solar Panels to Rear Roof Plane	
Case Officer	Jamie Wignall	
Decision Level	DEL - Delegated Decision	
Recommendation	REF - Refuse	
Reason(s) for PCG referral	n/a	
PCG Sign off	n/a	
LB Grade	Curtilage listed in association with Mantles Farm	
List Entry ID	1222617	
Designation date(s)	1 st February 1967	
	Signature	Date
Case Officer	Jamie Wignall	07/07/2022
Principal Planner	Michael Tagg	08/07/2022
Authorised signing Manager		11 th July 2022
Legal and Policy Considerations	<p>Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p><i>In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the</i></p>	

	<p><i>desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</i></p> <p><u>National Planning Policy Framework July 2021</u></p> <ul style="list-style-type: none"> • Paragraphs 189, 194, 195, 197, 199, 200, 202 and 206 <p><u>Bassetlaw District Council – Local Development Framework</u></p> <p>Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):</p> <ul style="list-style-type: none"> • Strategic Objective SO9 • DM8 – The Historic Environment
<p>Relevant Historic Environment Practice Guide (HEPG) paragraphs</p>	<ul style="list-style-type: none"> • Note 2: Managing significance in decision taking in the historic environment. • Note 3: The setting of heritage assets.
<p>Relevant National Planning Policy Guidance (NPPG) PPG paragraphs</p>	<p>Section 18a (Historic Environment) paragraphs 001 - 071</p>
<p>Relevant Planning History</p>	<ul style="list-style-type: none"> • 48/89/00004/L – ALTERATIONS TO CONVERT FARM BUILDINGS TO SEVEN DWELLINGS - GRANT • 48/89/00005 – CONVERT FARM BUILDINGS TO FORM SEVEN DWELLINGS - GRANT • 48/96/00002 – DEMOLISH EXISTING OUTBUILDINGS AND GARAGE, ERECT NEW DOUBLE GARAGE AND NEW GARAGE BLOCK - GRANT • 48/96/00003/L – DEOMLISH PART OF OUTBUILDING AND ERECT GARAGE BLOCK - PNR • 14/00731/LBA – RETROSPECTIVE APPLICATION FOR THE REMOVAL OF AN EXSITING WINDOW, ENLARGE OPENING AND INSTALLATION OF FRENCH DOORS AND RELOCATION OF CENTRAL HEATING RADIATOR - GRANT • 15/01554/LBA – REPLACEMENT WINDOWS, ALTERATIONS TO EXISTING OPENINGS, CONVERSION OF ROOFSPACE (INCLUDING INSERTION OF ROOFLIGHTS) & INTERNAL ALTERATIONS - GRANT • 16/00590/LBA – REPLACEMENT WINDOWS, ALTERATIONS TO EXISTING OPENINGS & INTERNAL ALTERATIONS - GRANT • 21/01832/HSE – RETROSPECTIVE APPROVAL FOR A TIMBER ACOUSTIC SECURITY FENCE AND GATES - GRANT • 21/01833/LBA – RETROSPECTIVE APPROVAL FOR A TIMBER ACOUSTIC SECURITY FENCE AND GATES - GRANT

Consultation date(s)	Consultation and Publicity Expiry Date: 23 June 2022
Summary of Consultation Responses (inc Representations)	<p><u>Historic England:</u></p> <ul style="list-style-type: none"> • Historic England have no comments to make. <p><u>Parish/Town Council:</u></p> <ul style="list-style-type: none"> • The parish council have no comment to make. <p><u>Local Residents:</u></p> <ul style="list-style-type: none"> • There is one comment from local residents, citing their objection to the scheme on the grounds of heritage constraints.
Summary of Publicity	<p>This application was advertised by email, site notice and press notice. One adverse comment was received.</p>
Site Context	<p>The proposal site relates to No. 6 Mantles Court, a mid-19th century cart-shed/dovecote, which was originally part of the Mantles Court estate, an early 19th century post-enclosure planned farmstead. The cart-shed/dovecote is considered to be listed by curtilage in association with the adjacent Mantles Farm site, which contains the grade II listed farmhouse, formally known as ‘The Mantles’ (designated 1st February 1967), and the grade II listed Stable Block and Barn at the Mantles (designated 1st February 1967).</p> <p>The 19th century cart-shed/dovecote was converted into 2no. residential properties following permission and consent that was granted in 1989 (App Ref: 48/89/00004/L – 48/89/00005). The building was substantially rebuilt as part of the application. As with any extensive rebuilding scheme, some of the intrinsic historic character of the building was inevitably lost. However, the range still retains some inherent special interest. The building can be seen on maps as far back as the late 19th century, specifically the 1885 Ordnance Survey Map of Blyth (see below). However, the building is likely a product of the mid 1800’s, as evidenced by its omission on Sanderson’s 1835 Map of the area (see below).</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p><i>Historic Mapping- Left: Sanderson’s 1835 Map of the Blyth area, depicting Mantles Farm with no cart-shed range; Right: 1885 OS Map showing the mid-19th century cart-</i></p>

	<p><i>shed/dovecote located to the north-east of the U-plan barn range.</i></p> <p>The 19th century building was formerly in agricultural use, multi-functional in its purpose, as was common of 19th century ancillary farm buildings. The building is comprised of an elongated linear plan, 11 bays in length, all of which are single storey but for a two-storey dovecote which resides within the middle of the range. Materially, the building is predominantly of red brick, but features decorative stone facades/elements throughout. The roof is a hipped construction, tiled with traditional clay pantiles. Some notable architectural elements include: the north elevation which features nine carriage door openings set within a façade of squared, random rubble coursed masonry; arched stone carriage door surrounds with keystones; surviving neo-classical columns along the western aspect of the south elevation (these had previously been found along the entire southern aspect of the building, denoting the open bays of the cart-shed); the presence of surviving vernacular openings, particularly along the two-storey dove-cote; decorative detailing such as stone kneelers; stone finials; and a dentillated brick course at eaves level.</p>
The Proposal	<p>The proposal relates to the retention of solar panels at No. 6 Mantles Court. The panels are a standard domestic photovoltaic solar array. The panels are located on the southern pitch of the building's roof.</p>
Assessment of Proposal	<p>The works to retain the photovoltaic solar array at No. 6 Mantles Court are considered to be unacceptable. The structure, form and materiality of traditionally constructed roofs make a substantial contribution to the character of historic buildings and historic areas. This is certainly the case in regards to No. 6 Mantles Court, as the existing roofscape is one of the few architectural elements which was retained and largely unharmed following the earlier conversion scheme (App Ref: 48/89/00004/L – 48/89/00005).</p> <p>The issue of extensive roof alterations has also already been addressed in a previous application relating to the adjacent No. 7 Mantles Court. Within this application the Council's conservation officer noted that:</p> <p><i>“The roof is a low pitch hipped roof covered with clay pantiles. The building being mostly single storey ensures that the roof is a notable feature with both front and rear elevations being prominent and is seen in the context and setting of the adjacent Grade II listed stable range. The insertion of four rooflights to enable the attic space to be used as a sunroom shall significantly change the appearance of the roofscape by interrupting the unbroken expanse of pantiles. The insertion of rooflights is not seen to preserve the special interest of the roof. It should be noted that the roofscape is one element that has not changed unlike the elevations as part of the residential conversion scheme and considered worthy to continue to preserve”.</i></p> <p>The same principle outlined in the above response can be applied in this instance, as the provision of the solar array has interrupted the unbroken expanse of the building's traditional clay pantile roof. This overly prominent feature ultimately detracts from the special interest of the grade II listed cart-shed, resulting in 'less</p>

	<p>than substantial' harm for the purposes of the NPPF. There appears to be no tangible public benefit resulting from this scheme, nor does there appear to be any reasonable justification for this harm. With the above in mind, the scheme is considered to be unacceptable.</p>
<p>Recommendation</p>	<p><u>REFUSE</u> - By reason of its prominent and unsympathetic siting, the photovoltaic solar array would have an overbearing and dominating impact upon the roof-scape of 6 Mantles Court, which would ultimately detract from the special interest of the grade II listed building. The proposal would therefore be contrary to: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy (December 2011); and Paragraphs 189, 194, 195, 197, 199, 200, 202 and 206 of the NPPF (July 2021).</p>
<p>List Description</p>	<p><i>Stable block, barn and attached buildings. Late C18. Ashlar and red brick with pantile roofs. Stable block has central 2.1/2 storey single bay flanked by single 2 storey 5 bay wings. Ashlar central bay with stone coped gable and kneelers to the front and hipped roof to the rear. 1st and 2nd floor bands, tall elliptical carriage arch with keystone, arched opening in the attic and 2 round tie plates. The flanking wings each of brick with ashlar quoins have dentillated eaves and are set on an ashlar plinth. The left wing is hipped and has a single brick gable stack and a single brick stack to the rear. There are 2 sashes, a single small casement replacing a doorway and a single slatted opening with over light. The right wing has a single blocked window, single doorway lacking door but with overlight, single blocked window and single doorway with wooden door and overlight. On the 1st floor are 5 slatted openings with overlights to the left wing and 4 sash windows, most lacking glazing, to the right. All openings are under segmental arches. Projecting from the right wing are the attached outbuildings and barn. Central ashlar barn with hipped roof. 2.1/2 storeys, 3 bays, set on a pinth. Having central doorway with large double doors under a wooden lintel, flanked by single slightly projecting pilasters supporting an arch. Either side are single doorways with flush ashlar lugged architraves, both are partially blocked and glazed. There are 4 slit ventilators on the ground floor, 6 on the 1st floor and 4 on the top floor. Flanking the barn are single brick stores. Each of single storey with a single large opening. The left one is attached to the stable block. Projecting from the right wing is a single storey brick 6 bay wing with ashlar quoins and plinth and hipped roof. Alternating single blocked doorways, with 2 ashlar blocks at the base, with single slatted openings with overlights most lack glazing. All openings are under segmental arches. There is ashlar to the rear of all the buildings, the barn having a similar arch and opening. The rear of the carriage archway has a circular blocked opening in the attic.</i></p> <p>Please note: List descriptions can be amended by Historic England as part of their on-going functions. The most up-to-date list descriptions are available on the Historic England website. They are, however, written only to identify the building and do not necessarily express everything that is significant about the Listed Building. Nor do they identify every structure considered to be listed by being in their curtilage. For further advice, please contact the Conservation Team at</p>

	Bassetlaw District Council.
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