



URBANA
TOWN PLANNING

Heritage and Planning Statement

4 Abercrombie Street, Chesterfield, S41 7LW

External and Internal Alterations to a Grade II Listed
Dwellinghouse (Retrospective)



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INTERNAL AND EXTERNAL ALTERATIONS TO GRADE II LISTED DWELLINGHOUSE (RETROSPECTIVE)

4 Abercrombie Street, Chesterfield, S41 7LW

1.0 Introduction

1.1 Purpose of this Statement

- 1.1.1 This Statement has been prepared by Urbana Town Planning Limited, on behalf of John Scotting, in support of a Listed Building Consent application for the above-referenced site and development.
- 1.1.2 This Statement provides a proportionate appraisal of the key heritage and planning implications of the retrospective works undertaken. The Statement isn't intended to be a detailed heritage or planning statement due to the minor and retrospective nature of the works undertaken. It is our considered opinion most of the minor alterations undertaken do not affect the listed building's character as a building of special architectural or historic interest and therefore do not require listed building consent.
- 1.1.3 Due to legal matters associated with the sale of the property, the internal and external works have been flagged by a solicitor and therefore this application is submitted for an avoidance of doubt to enable the sale of the property, regardless of whether some elements do not require consent.

1.2 Scope of the Application Submission

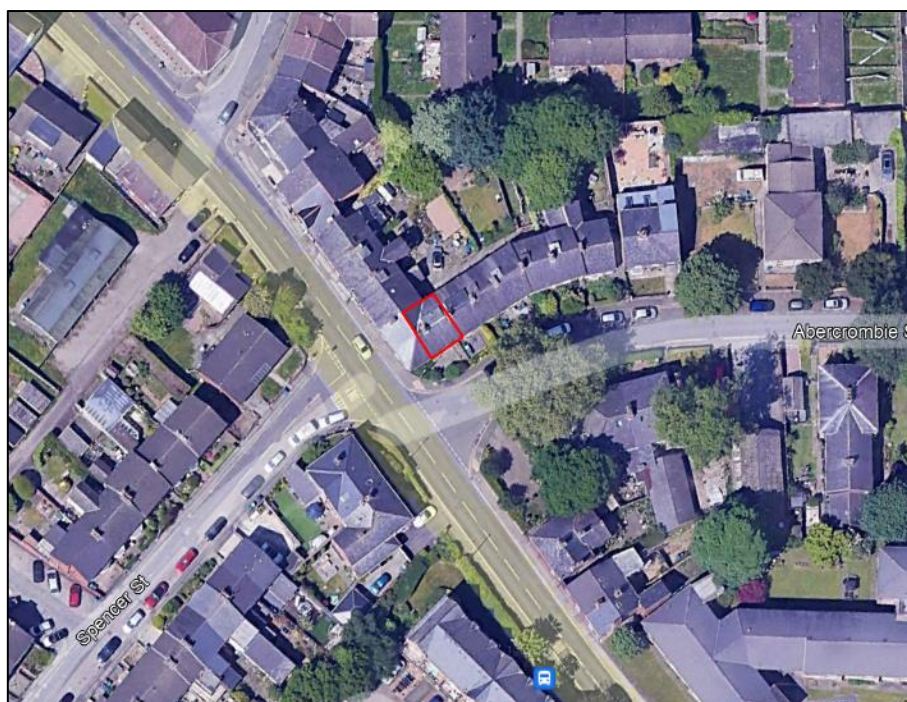
- 1.2.1 Due to the minor and retrospective nature of the proposals undertaken, it is considered that the provision of detailed existing and proposed plans, sections and elevations, and materials schedules, are not necessary to enable validation and progression of the application. The submission package is proportionate to the works undertaken and consists of the following:
- Completed Application Forms
 - The Statement
 - Site Location Plan
 - Existing and Proposed Floor Plans
 - Photographic Evidence



2.0 Existing Site and Context

2.1 Brief site description

- 2.1.1 4 Abercrombie Street is a two-storey, mid-terrace dwellinghouse finished in coursed stone with a slate roof. The front elevation of the dwelling presents two white-painted, timber framed sash windows on ground and first floor level, and a painted 6-panel timber door. The rear elevation consists of white UPVC windows on ground and first floor, a UPVC ground floor door and white UPVC windows on the roof dormer. The site location is shown below:



- 2.1.2 The dwelling is designated as a Grade II Listed Building and is also located within the Abercrombie Street Conservation Area. Notably, whilst an Article 4 directive exists for several properties within the Conservation Area, no such restrictions exist on 4 Abercrombie Street due to its listed status.
- 2.1.3 The area is a representative example of mid to late Victorian housing with large detached and semi-detached villas and a row of terraced houses, which create a distinctive street scene. An overall harmony derives from its human scale and consistency in materials: ashlar and rubble stone occasionally “parallel-grooved”, timber joinery and slate roofs. It is noted that several of the properties within the street scene have undertaken works such as replacement windows and painting doors, which has not detracted from the character of the area.

2.2 Planning History

- 2.2.1 There is no recent or relevant history for the property.



3.0 The Development Undertaken

3.1.1 The property has been subject to several internal and external alterations. These are as follows.

3.1.2 External repairs and alterations:

- Repainting the front door with Valspar Gloss 'Downing Street' Black.
- Restoration of Sash Window Frames to front elevation – sanded down, filled, and re-painted white with additional glazing inserted.
- Replaced sash windowpanes where broken (11/35), like-for-like.
- Replaced rear windows and door with new like-for-like UPVC
- Replace broken roof tiles where broken, like-for-like

3.1.3 Internal repairs and alterations:

- Stone Flag floor in hallway and kitchen – thoroughly cleaned, restored and sealed.
- Bathroom flooring – new period-appropriate patterned vinyl.
- Flooring in living room, hallway, landing and bedrooms – carpeted.
- New Kitchen installed.
- Kitchen ceiling beam – plastered and painted white. It was previously covered with anaglypta and painted black, and exposing the beam without damage was sadly not possible.
- Oversized bathroom split into smaller bathroom and third bedroom by removing poorly built breezeblock and brick wall, which was bending floor-boards beneath, and building new wood and plasterboard stud walls.
- Raised floor in landing and entrance to bedroom 3 to create void for soil pipe to leave via existing external location.
- Electrical wiring replaced throughout, to meet modern standards.
- Old inefficient and obsolete back-boiler replaced with new modern combi-boiler in second floor bedroom.
- Secondary Glazing added to front living room and bedroom sash windows to aid energy efficiency without harming external aesthetic

3.1.4 To substantiate the retrospective alterations, this Statement is supported by a photographic evidence document to provide further clarity on the extent of alterations undertaken, in addition to floor plans (before and after). Please refer to these for additional context.



4.0 Planning and Heritage Assessment

4.1 Brief Planning Policy Assessment

- 4.1.1 The National Planning Policy Framework states in paragraph 200 that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Furthermore, paragraph 201 confirms that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.1.2 At the local level, the adopted Development Plan for Chesterfield Borough Council consists of the Chesterfield Borough Local Plan (Adopted July 2020). Notably, Policy CLP21 (Historic Environment) states that in assessing the impact of a proposed development on the significance of a designated heritage asset, the council will give great weight to the conservation of a designated heritage assets and their setting and seek to enhance them wherever possible.
- 4.1.3 Furthermore, the provisions of the Abercrombie Street Conservation Area Appraisal and the Historic Environment Supplementary Planning Document is also relevant when assessing whether there would be any harm to the significance of the heritage assets identified.

4.2 Heritage Impact - Impact on the historic and architectural significance of the Listed Building

- 4.2.1 As discussed in the introduction to this Statement, several alterations have been undertaken, both internal and external. To successfully sell the property the buyers' solicitors have stated that listed building consent is required for the works undertaken. Whilst it is accepted that both internal and external works to Listed Buildings can require consent, the need for consent depends on whether the alterations undertaken would affect its character as a building of special architectural or historic interest, as per s7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2.2 Whilst this application includes all alterations as a catch-all approach, it is sensible to first establish why the building was designated for its special and architectural interest to determine which of the proposed works would be considered to have impact on those features.
- 4.2.3 From reviewing the official list entry on Historic England's website (Ref: 1088326) which relates to 4-16 Abercrombie Street, the following details are noted:

"Earlier C19. Part of terraced block at corner of Abercrombie Street and Newbold Road (qv). Coursed stone with wide eaves and hipped slate roof. 2 storeys. 1 window each, generally sashes with glazing



bars and engraved lintels with keystones, now painted. Nos 8 and 14 now modern glazing in sash spaces. No 16, at a lower level, has later C19 bay window to ground floor, glazing replaces door. Other doors have small rectangular fanlights. No 4 retains 6 panelled door."

4.2.4 It is evident that from the information provided that the key notable features of interest for No. 4 Abercrombie Street are:

- Course stone detailing
- Wide eaves and hipped slate roof
- Sashed windows with glazing bars
- 6-panelled door

4.2.5 There is no evidence from the list entry that any internal features within the dwellings contribute towards the buildings architectural or historic interest, and it is therefore considered that the internal works undertaken would result in no harm to the significance of the heritage asset. It is also considered that the internal works undertaken have been done in a sensitive manner, of which key features such as the stone flooring within the kitchen and hallway have been restored to a high standard.

4.2.6 Regarding the external works undertaken to the rear elevation, which include the replacement of UPVC windows and door (like-for-like), these works would not be visible from the street scene and do not impact any features which contribute to buildings historic and architectural significance, and therefore result in no harm to the significance of the heritage asset. Due to the like-for-like replacement of these features, it is arguable that they do not require listed building consent.

4.2.7 Due to the contents of the list entry, it is accepted that the sash windows, slate roof and 6-paneled door are key features that contribute to the building's designation as a building of architectural and historic interest. The front elevation of the building and associated features are clearly the most prominent aspects to consider in this case with regard to their preservation and enhancement. The respective assessments of the related works undertaken are discussed below.

Painting the Front Door

4.2.8 The painting of the front door has been undertaken in a sensitive manner. Whilst originally utilising white paint, the recessive nature of the black paint proposed would not detract from the architectural significance of the front elevation, and arguably seeks to enhance it by way of introducing a welcomed contrast to the white painted door frames, white painted window frames and coursed stone, whilst also harmonising with the black painted lintels above the windows and doorframe.



4.2.9 Additionally, when reviewing the wider street scene, front doors (including those on the listed row of terraces) are painted a range of different colours (using both light and recessive tones), and a precedent has therefore been set to introduce alternative colours.

4.2.10 The painting of the front door is therefore considered to both preserve and enhance the visual significance of the listed building, and results in no harm to the significance of the heritage asset.

Restoration of Sash Windows on the Front Elevation

4.2.11 As part of the renovation works undertaken, the ground floor and first floor sash windows on the front elevation of the property have been reinstated with the provision of secondary glazing. The repairs and alterations to these windows include the sanding, filling and painting of the window frames, replacement of the windowpanes like-for-like, including secondary glazing, and the re-use of all original fittings.

4.2.12 It is evident that the works undertaken to the windows have resulted in a considerable enhancement of those features, particularly when viewed from the street scene where is evident that the paint and timber were starting to come into a state of disrepair.

4.2.13 Overall, the alterations and improvements to the windows result in the preservation and enhancement of the listed building, and therefore result in no harm to the significance of the heritage asset.

Roof Repairs – Replacement of Broken Roof Slates

4.2.14 Several roof slates have been replaced with like-for-like slate where broken. These works are a necessary repair, of which the use of like-for-like slate would not present a departure from the materials use on the original roof. The repair of the roof is an improvement to the building, and the works of which have no impact on the architectural or historic significance of the property.

4.2.15 The roof repairs are therefore considered to result in no harm to the significance of the heritage asset. The minor repair works are considered to arguably not require listed building consent.

Final Comments

4.2.16 Overall, it is considered that the works undertaken to the Listed Building are necessary improvements and alterations that would result in no harm to the significance of the designated heritage asset. The minor alterations undertaken seek to both preserve and enhance the asset, many of which arguably do not require Listed Building Consent.



4.3 Heritage Impact – Impact on the character and significance of the Abercrombie Street Conservation Area

- 4.3.1 From reviewing the Conservation Area Appraisal, it is evident that the property would be within ‘Character Area 1: Abercrombie Street’. This is described with the appraisal as:

This character area comprises Abercrombie Street, one of the earliest residential streets to be developed in this part of the town and runs between Newbold Road and Sheffield Road. It is also one of the most attractive streets in the town. The area is a representative sample of mid to late Victorian housing with large detached and semi-detached villas and a row of terraced houses, which create a distinctive street scene. The houses of Abercrombie Street stand as a monument to the wealth, respectability and desire for privacy of their early Victorian builders, some of whose names they still carry, for example Hurst House, which was built by Francis Hurst who was a draper.

The area also has a leafy character, derived from trees and shrubs in front and rear gardens enclosed by stonewalls. Massed foliage enhances the quiet atmosphere and sense of privacy within the area, characteristics which are a result of low-density development and the seclusion of the street between major road routes. The size and quality of the houses, the feeling of spaciousness and salubrity, and the overly 11 planned form of development play a major role in emphasising the characteristics of the area. An overall harmony derives from its human scale and consistency in materials: ashlar and rubble stone occasionally “parallel-grooved”, timber joinery and slate roofs.

- 4.3.2 In light of the assessment of impacts on the significance of the listed building, given that the minor alterations undertaken would in no way harm the historic or architectural significance of the property, it is evident that the development would also result in no harm to the character and appearance of the conservation area. The consideration that the works would seek to enhance and preserve the listed building can also be applied in the case of the wider conservation area, and therefore it is considered that the alterations to the building would improve its visual relationship with the wider area.

4.4 Conclusion

- 4.4.1 In accordance with local and national planning policy, it is evident that the works undertaken at the property are sympathetic to the architectural and historic character of the dwelling and the wider conservation area. Neither the internal or external alterations would result in any harm to the historic and architectural significance of the building, of which the alterations undertaken would seek to enhance and preserve the asset. It is therefore considered that the alterations would accord with Local Plan Policy CLP21, and would not be contrary to the provisions contained within the NPPF and other material considerations.



5.0 Overall Conclusion

- 5.1.1 The Statement has been produced to support a retrospective application for Listed Building Consent in relation to several minor internal and external alterations undertaken to a Grade II listed dwellinghouse at 4 Abercrombie Street, Chesterfield, S41 7LW.
- 5.1.2 Notably, it is our considered opinion that many of the minor alterations that have been undertaken to the property would be permitted development and would also not require Listed Building Consent, however, due to legal matters associated with the sale of the property, the internal and external works have been flagged by a solicitor and therefore this application is submitted for an avoidance of doubt to enable the sale of the property, regardless of whether some elements do not require consent.
- 5.1.3 It is evident that the minor alterations have been undertaken to improve the internal living accommodation and repair/ enhance some of the key external features of the building. Other than the painting of the front door, none of the other external or internal alterations result in any material change to the historic and architectural significance of the building; the internal works affect no part of the building for which it was listed (and have sought to enhance key features such as the stone flooring), the roof and sash window repairs have used like-for-like materials (the sash windows of which have been brought out of a state of disrepair), and the external alterations to the rear elevation have utilised like-for-like materials and affect no part of the building for which it was listed.
- 5.1.4 Overall, it is considered that the works undertaken to the Listed Building are necessary improvements and alterations that would result in no harm to the significance of the building or the wider conservation area. The minor alterations undertaken seek to both preserve and enhance those designated heritage assets, and it is therefore considered that there would be no conflict with local or national planning policy or other key material planning considerations.
- 5.1.5 Whilst it is accepted that this Statement isn't as descriptive as a full, detailed Heritage Statement, the level of detail is proportionate to the assets' importance, of which no more detail is necessary to understand the potential impact of the proposal on its significance (as per Para 200 of the NPPF).
- 5.1.6 We therefore respectfully request that this application is validated and approved without delay without the requirement for any further detailed information.

