
2021/1406

Mr M Ludlam

Internal modifications to the ground floor WC window, the dining room wall panelling and external landscaping to the rear garden (Listed Building Consent)

Darley Cliffe Hall, Kingwell Road, Worsbrough

Site Description

The 17th Century, Grade II* listed Darley Cliffe Hall is a two storey, stone built property located within extensive grounds in an elevated position at the junction of Kingwell Road and Park Road.

The dwelling is designed with two frontages, one facing east and one west and a pair of chimney stacks which sit within a central lead flat roof. The property is designed with an unusual roof which has a pitched roof framing the central lead flat roof to all elevations. This gives the appearance of a hipped roof profile, which screens a central flat roof.



Planning History

2019/0720 – Removal and replacement of lead roof following works to roof, repair works to existing lead lined gutters and provision of roof top glass screen balustrades – Approved October 2019

2019/0725 – Removal and replacement of lead roof following works to roof, repair works to existing lead lined gutters and provision of roof top glass screen balustrades (Listed Building Consent) – Approved October 2019

2019/1297 – Various internal works to ground, first and second floor (Listed Building Consent)

2019/1550 – Erection of a single storey extension to the northern courtyard side and associated internal and external alterations (Listed Building Consent) – Approved October 2020

2019/1569 – Erection of a single storey extension to the northern courtyard side and associated internal and external alterations – Approved October 2020

2020/0933 – Demolition of existing single storey outbuildings, construction of new single storey extension on northern side including accessible bedroom accommodation and associated internal alterations to main house (Listed Building Consent) – Approved December 2020

2020/0935 – Demolition of existing single storey outbuildings and construction of new single storey extension on northern side of the main house, including accessible bedroom accommodation – Approved December 2020

2021/1409 – Change of use from C3(a) Dwellinghouse to C1 Hotels, Guest Houses (for a holiday let) of the entire property – currently under consideration

2021/1564 – External landscaping works to the front garden including repair works to the existing Grade II* listed wall, resurfacing of parking area, disabled access ramp and changes to the soft landscaping (Listed Building Consent) – currently under consideration

2021/1567 - Remove and replace Holly (T1), Cherry (T2), Pine (T3), Silver Lime (T4) and Copper Beech (T5) and replace with 26 new native deciduous trees – currently under consideration

Proposed Development

Internal modifications to the ground floor WC window, the dining room wall panelling and external landscaping to the rear garden.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

- Policy HE1 The Historic Environment
- Policy HE2 Heritage Statements and general application procedures
- Policy HE3 Developments affecting Historic Buildings
- Policy GB1 Protection of Green Belt
- Policy SD1 Presumption in favour of Sustainable Development
- Policy GD1 General Development

Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Paragraph 206 states the local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Consultations

Conservation Officer – No objections subject to conditions

Historic England – No objections

Forestry Officer – No objections subject to conditions - verbal comments

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by the way of a site notice and press notice; no comments have been received.

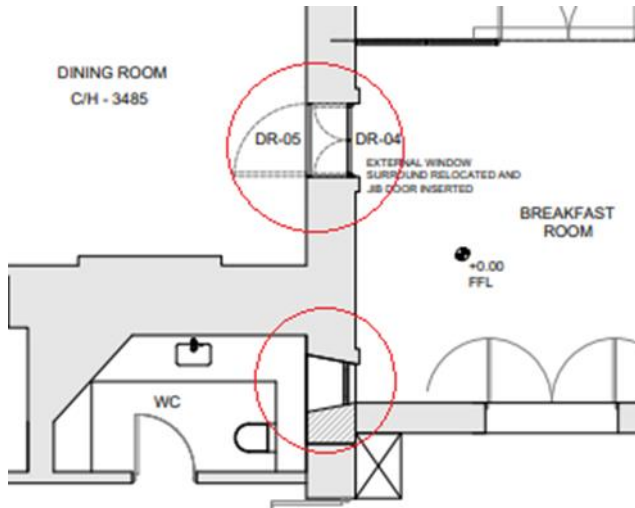
Assessment

The building is Grade II* listed and sits within the Green Belt. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the heritage asset in order to be considered appropriate.

The building has been listed in recognition of its special architectural and historical significance. Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in

a sensitive manner which is respectful of the buildings special character the works are acceptable in principle.

The two elements that relate to building works to the house involve the WC window alteration and the connecting door to the Breakfast Room are shown on plan below:



Window serving GF WC in South East Corner of Breakfast Room

The heritage statement usefully describes this window in detail:

The WC window can be seen on the formerly exterior north face to be a narrow timber top-opening casement fitted into the space left when an infill wall was added between 1855 and 1890, running across the window on the main range. The window is fitted with stippled glass and probably dates from the mid-20th century. Above the window, a section of the historic frame of the 17th century cross-window can be seen, with two metal glazing bars. The stone surround also has a diagonal cut on the right side, possibly evidence of a former lean-to roof. Internally, the W.C. retains a panelled reveal and iron window bar which appear to be 19th century in date.

The photos below show the arrangement of the window in detail with the later mid 20th Century glazing (decorated in white) in situ.





Internally, the chunky 19th Century spiked window bar is visible as is the earlier window frame (dark grey / green) and horizontal glazing bars. Notably, the earlier 17th Century window is backed by modern breeze block infill. The proposal for this feature involves the installation of a frosted piece of glass internally, and a piece of timber with edge moulding to the Breakfast Room side to sandwich and protect the historic fabric. The high-level window will essentially be hidden from both sides (but protected) due to the difficulty and risk of exposing and renovating this element. The lower section of window that includes the 19th Century spiked bar will be expressed internally using frosted glass and subtle led lighting. The mid 20th Century stippled glass is proposed to be removed due to its low value.

Overall, it is considered that the proposed works are reasonable and proportionate, the maximum historic fabric is retained, and interventions are minimal and reversible.

Connecting Doorway Between Dining Room and Breakfast Room

The new connecting doorway that was formed following approval of 2020/0933 and 2020/0935 is visible in the photos below, as is the existing arrangement of the bolection moulded panelling within the Dining Room. Currently, the original cupboard door is slightly offset from the opening as can be seen in the photographs.

Consent is in place to extend and cut the panelling down to the ground to allow a jib door arrangement. However, as approved, the offset in the panelling versus the opening would have resulted in the doorway being partly unusable and would have limited its effective width for access from the Breakfast Room side.

As a result, a bifold arrangement works more effectively, both for better accessibility, and to reduce the number of visible cut lines in the panelling. This will result in a wider door opening (when open) without the need to disturb the masonry opening on the breakfast Room side. The number of visible joins and overall visual intrusion (especially when the door is shut) is also reduced which is preferable to the previously approved arrangement.

The plans show that that the vertical cut lines of the hinge and opening edges are either hidden behind overlapping moulding or are in line with vertical moulding edges. The proposal also now omits the second set of doors on the Breakfast Room side and simply finishes the reveal of the doorway in matching lime plaster.



Landscaping

Externally, a sympathetic and high-quality landscaping proposal is proposed. This seeks to re-instate the path shown on the 1890 map and supplement this with a formal planting scheme close to the house that reflects its geometry, but further away this changes to a more naturalistic design. The listed sundial is retained in its original position. Generally, salvaged materials including York stone and Queen Anne bricks are retained and re-used within the scheme.

The re-instatement of the path is to be constructed using a no-dig method and as such no objections have been raised by the tree officer; it has been indicated, however, the given the trees within the rear garden, a condition should be included for the submission of tree protective fencing prior to commencement on site.

For reference trees have been identified for removal on the submitted plans, these and the replacement planting are subject to a separate application as outlined above.

Conclusion

The proposal includes a scheme that works with the features which contribute to the heritage significance of Darley Cliff Hall whilst improving its accessibility and its setting. The works to the W.C. window are conservation driven and justified.

The change from a single jib door to a bifold arrangement is carefully considered and is less intrusive than the earlier approved design; the landscaping works to the garden appear high quality and will enhance the setting.

It is therefore considered that the proposed development would not have a detrimental impact on the historic building, the wider street scene, residential amenity or highway safety and as such is in compliance with Local Plan Policies HE3, D1, and GD1.

Recommendation - Approve with conditions