

## Gallacher, Hayley

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**From:** Plant, Faye  
**Sent:** 09 December 2015 11:22  
**To:** Planning (HPBC)  
**Subject:** FW: 2015 0584 demolition of conservatory and creation of external terrace

Conservation comments on revised plans

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**From:** Brooks, Joanne  
**Sent:** Wednesday, December 09, 2015 9:02 AM  
**To:** Plant, Faye  
**Subject:** RE: 2015 0584 demolition of conservatory and creation of external terrace

Thanks Faye hope you are feeling better. Seems like they have taken on board all points. Can we condition:

Surfacing, planting scheme, detailed drawing for wall/screen/fence and colour scheme (large canopies) don't want anything too bright.

Joanne Brooks  
Design and Conservation  
High Peak Borough Council  
0345 129 7777 ext 3654  
email: [jo.brooks@highpeak.gov.uk](mailto:jo.brooks@highpeak.gov.uk)

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**From:** Plant, Faye  
**Sent:** 09 December 2015 08:55  
**To:** Brooks, Joanne  
**Subject:** FW: 2015 0584 demolition of conservatory and creation of external terrace

Hi Jo,

Please see revised plans for the portland hotel,

Can you let me know if you have any concerns,

Many thanks,

Faye Plant

Planning Officer  
High Peak Borough Council  
(tel: 01298 28400 ext 3656)

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**From:** Paul Holden [<mailto:paulholden@peakarchitects.co.uk>]  
**Sent:** Monday, December 07, 2015 5:16 PM  
**To:** Plant, Faye  
**Cc:** Robert Harwood; Lloyd Wilson  
**Subject:** Re: 2015 0584 demolition of conservatory and creation of external terrace

Faye

First of all thank you for your email dated the 04th December which forwarded on comments received from the conservation officer; we have updated our drawings as requested and attach these for reference. In response to her specific queries, please see attached:

1. New steps from the footpath must be in stone. **Agreed and note added on drawing**
2. Need to agree surface materials for resurfacing at the entrance. **Agreed – can this be conditioned**
3. Need to maintain as much vegetation as possible at the front. **Agreed – we have pulled wall back slightly and introduced planting along from edge; in conjunction with the glazed screen this will give the desired effect.**
4. Alternative spot for disabled parking spaces need to be considered as loss of vegetation here which would provide useful screening and privacy for seating area. **In doing above we can maintain the disabled parking area as proposed.**
5. Small wall to enclose seating area must be stone not brick. **Agreed and note added on drawing**
6. Fencing only to be used towards the rear of the site and not on the side. **Agreed; we have extended glass down side of terrace**
7. New opening in side elevations to head stone heads and timber doors. **Agreed and note added on drawing**

I trust that this responds to your concerns.

Thanks


Kind regards

**Paul Holden**

Director

**peakarchitects** 

| M 07730 789131 | E paulholden@peakarchitects.co.uk | W www.peakarchitects.co.uk |

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**From:** "Plant, Faye" <[Faye.Plant@highpeak.gov.uk](mailto:Faye.Plant@highpeak.gov.uk)>  
**Date:** Friday, 4 December 2015 16:35  
**To:** Paul Holden <[paulholden@peakarchitects.co.uk](mailto:paulholden@peakarchitects.co.uk)>  
**Subject:** 2015 0584 demolition of conservatory and creation of external terrace

Hello Paul,

I am the case officer for the application which is due for a decision no later than 30<sup>th</sup> December.

Please find attached the comments from the conservation officer on this application which require your attention, of particular importance are points 5, 6 and 7 which require revisions,

If you intend to alter the plans in line with officer comments please can you provide revised plans by 14<sup>th</sup> december for consideration as part of this application,

I look forward to hearing from you,

Kind regards,

Faye Plant

Planning Officer  
High Peak Borough Council  
(tel: 01298 28400 ext 3656)

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