3P
Temple Quay House
2 The Square
Bristol
BS1 6PN

10th March 2017

FAO Daniel Cardy

Your Ref: APP/H1033/W/16/3162348
Our Ref: SW109_Statutory Authorities Appeal 10.03.17

**Planning (Listed Buildings and Conservation Areas) Act 1990, Town and Country Planning Act 1990 Appeals by Mrs Helen Ash**
**Site Address: Appletree Barn, Whitle Fold, New Mills, HIGH PEAK, SK22 4EF**

Further to your letter dated 1st March 2017 we write to comment on the LPA's statement relating to our appeal.

**Item 1.3 1**: The statement refers to the extension as incongruous. We would reiterate that the form of the extension is simple, has a mono pitch roof, is constructed in stone and is clearly defined from the original building with a frameless glazed link which was positively received in principle by the Conservation Officer as a way of connecting the new extension to the original building.

**Item 6.3:** An e-mail exchange between SlaterWilde Ltd and John Williamson of High Peak council clarified that the pre-application reference was GEN/2015/0086. The pre-application communications confirmed that a glazed link between the existing house and the extension was seen as a positive way of linking the buildings.

**Item 6.6**: The council states that the 'living roof' and' glazed section' are particularly detrimental to the distinctiveness of the green belt and the character of the countryside. The use of the glazed link was encouraged by the Conservation Officer in pre-application discussions. We are also of the opinion that the 'living roof' will allow the extension to blend into the landscape particularly when viewed from a distance and will serve to minimise its impact.

**Item 7.1:** We do not agree that the proposal has detrimental environmental (physical) impact and also state that it has a positive impact on the sustainability of the property. The proposal relates to a private dwelling and therefore has limited scope to offer social benefits. We disagree that the proposal reduces the social benefit of a listed building in the landscape. The form of the hamlet in the countryside and the identification of the individual buildings in the landscape is preserved.

The scheme doesn't fall under the requirements or scope of an Environmental Impact Assessment, therefore the environmental effects of the project aren't deemed to be significant enough to require a formal process.

Our statement puts forward the case that there are no significant environmental effects of the proposal, including heritage, landscape and visual impact.

SlaterWilde Limited Architects & Designers
Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310
e-mail: contact@slaterwilde.co.uk www.slaterwilde.co.uk
SlaterWilde Limited Registered in England No. 07819049

**Item 8:** We note the requirement that an approval of the appeal would require conditions and we confirm that the appellant would engage in the necessary process to obtain discharge of the conditions at the appropriate time.

Yours sincerely

Jemma Slater
BA Hons Dip Arch RIBA
Director
For and on behalf of **SLATERWILDE LTD**

cc. Helen Ash

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