

Council for British Archaeology

A National Amenity Society

Mr John Williamson
Planning Case Officer
High Peak Borough Council
By email: planning@highpeak.gov.uk

17th July 2018

Dear Mr Williamson

102 Bulls Head Inn, Church Street, Glossop, Derbyshire, SK13 7RN. Application No. HPK/2018/0070

Thank you for re-consulting the Council for British Archaeology (CBA) on the above case.

Summary

We continue to have concerns regarding the impact of the above application on the historic, archaeological and architectural interest of the Listed Grade II Bulls Head Public House.

Significance

The Bulls Head Inn is Listed Grade II and in part, dates to c.1605 but substantially rebuilt and extended in the late 18th century when it became an alehouse. The Bulls Head was originally a weaver's house and a single dwelling. The public house lies within the Old Glossop Conservation Area and forms part of its northern edge. The Public House makes a positive contribution to the character and appearance of the conservation area and its historic value is enhanced through its association with the pre-industrial weaving tradition.

Comments

In our comments of 2nd May 2018 we objected to this application and recommended that the LPA seek more detailed assessment of significance and impact from the applicant to underpin this proposal. It was our view that this assessment should be prepared by an historic buildings specialist.

We note that since then, the applicant has submitted a statement of significance and revised plans. We also note that the statement has been prepared by Atelier MB Urban Architects.

We have read the statement with interest. Whilst it contains useful background information, sketch phase plans and an assessment of significance, it fails to provide sufficient detail to inform an understanding of the impacts of the proposals on significance and the degree of harm or otherwise to that significance. We have already noted above that part of the significance of the Bull's Head lies in its original manifestation as a weaver's house and we stress this is part of the historic values associated with this building. It is important therefore to have a detailed understanding of the fabric that sets out to articulate how this earlier use of the building morphed into an ale house and how subsequent changes have impacted. The statement of significance fails to deliver this level of detail.

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Furthermore, although there are some photographs within the statement and a list of feature, fixtures and fittings, there is no attempt to detail this in relation to the overall building plan. We also note that there continues to be a lack of detailed plans and elevations. We do not consider the 3D realisations and accompanying plans sufficient for this very important building.

Recommendation

The CBA continues to **object** to this application and recommends that the LPA insist that the statement of significance is revised with a more detail assessment of significance and impact from the applicant to underpin this proposal. We continue to advise that this assessment should be prepared by an historic buildings specialist.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Bob Sydes MCIfA
Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in ODPM Circular 09/2005 and in Welsh Office Circulars 61/96 & 1/98.