

From: [Bayliss, Gillian](#)
To: [Hiles, Tom](#); [Planning \(HPBC\)](#)
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22 Bowden Lane, Chapel en le Frith

The property is in the Town End Chapel Conservation Area and there is a duty to preserve or enhance the character of appearance of the area. Whilst there is no character appraisal for this part of the Conservation Area it is clear that in this area the gritstone stone walls and high banks are a strongly defining feature, providing an attractive setting to the buildings and channelling northerly views out to the countryside beyond. The walls are predominantly coursed rubble with copings of either flat stone or larger blocks on edge.

The application seeks to regularise the demolition of the front boundary wall, cutting back of the bankside and erecting a new retaining wall in reconstituted stone to allow roadside parking. Photos of the frontage walling prior to the demolition show that it was coarsed gritstone with a flat coping and of similar height to surrounding walls. It is of note that the wall shared the same alignment facing the road as No.24 and this alignment continues around the bend in the road. To the south-east in the opposite direction all the boundaries are slightly set back but this appears to be the historic alignment and is consistent.

The work is now completed and the impact of the works can now be assessed. It is evident that the artificial stone is clearly different to the historic gritstone (colour, dressing, uniformity of block size and coursing), the retention of the party boundary wall between Nos 20 & 22 emphasises the cut-out in the road frontage and the disruption to the generally consistent roadside boundary is evident. The roadside storage of bins is a further detrimental change and this could not be controlled. It is a wall of modern appearance which looks out of place in an area of traditional walling. It may set a precedent for other roadside walls to receive the same treatment.

Less than substantial harm to character or appearance

Thanks

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

[Senior Conservation Officer](#)

[Staffordshire Moorlands District Council & High Peak Borough Council](#)

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