

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2021/0024 - Shaw Marsh Farm New Mills
Date: 27 April 2021 09:11:31

Hi

Please see below comments from DCC Archaeology in connection with the above application

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Sarah Whiteley (Economy Transport and Environment)
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Sent: 26 April 2021 11:08
To: Stannard, James
Cc: Steve Baker (Economy Transport and Environment)
Subject: RE: HPK/2021/0024 Shaw Marsh Farm New Mills Demolition of part of existing attached single story outbuilding; internal alterations to house

Dear James

Thank you for sending on the photographs of this building complex, and apologies for the delay in response to you.

On the basis of this additional information, in conjunction with the information in the brief heritage impact assessment submitted, I would not object to the demolition of the outbuilding in question. I would recommend however that this be photographically recorded in advance of any works to the building (Historic England level 1 recording) and that its demolition be archaeologically monitored.

Early OS maps of this site show a building in the location of the structure that is proposed for demolition. There is a possibility that it may pre-date the farmhouse, or be built on the foundations of an earlier structure therefore. Archaeological monitoring of demolition will ensure that any evidence of this which is exposed in the course of works can be recorded.

The following conditions should be attached to any grant of planning permission for this scheme:

Archaeological recording and monitoring

"a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site

investigation

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured."

Historic Building Recording

"No development, including demolition, shall take place until a Written Scheme of Investigation for historic building recording has been submitted to and approved by the local planning authority in writing, until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision for post-investigation analysis and reporting
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the Written Scheme of Investigation for historic building recording approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for historic building recording approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured."

The above recommendations are in line with the requirements of para 199 of NPPF which requires developers to make provision for the recording of heritage assets which are to be impacted by their proposals.

Regards

Sarah

Sarah Whiteley BA(Hons) MCI(A)
Development Control Archaeologist
Conservation, Heritage & Design

Economy, Transport & Communities
County Hall, Matlock, DE4 3AG

From

Sent: 21 April 2021 11:08

To: Sarah Whiteley (Economy Transport and Environment) <Sarah.Whiteley@derbyshire.gov.uk>

Subject: RE: HPK/2021/0024 Shaw Marsh Farm New Mills Demolition of part of existing attached

single story outbuilding; internal alterations to house

Importance: High

Hi Sarah

Further to my previous email with attached photos as you requested, could you please provide me with a formal consultation response at the earliest opportunity.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Stannard, James
Sent: 07 April 2021 10:56
To: 'Sarah Whiteley (Economy Transport and Environment)'

Subject: RE: HPK/2021/0024 Shaw Marsh Farm New Mills Demolition of part of existing attached single story outbuilding; internal alterations to house

Hi Sarah

See attached photographs of the site.

I look forward to receiving your comments.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Sarah Whiteley (Economy Transport and Environment)

Sent: 01 March 2021 09:29

To: Stannard, James <James.Stannard@highpeak.gov.uk>

Cc: Planning (HPBC) <planning@highpeak.gov.uk>; Steve Baker (Economy Transport and Environment) <Steve.Baker@derbyshire.gov.uk>

Subject: HPK/2021/0024 Shaw Marsh Farm New Mills Demolition of part of existing attached single story outbuilding; internal alterations to house

Dear James

would be very helpful to see some photographs of this farmhouse and the outbuilding which is proposed for demolition, before commenting. The brief Heritage Statement submitted suggests that the farm has quite early origins. Do you have any images that you could send me (low res will be fine).

Thanks

Sarah

Sarah Whiteley BA(Hons) MCIfA
Development Control Archaeologist
Conservation, Heritage & Design

Economy, Transport & Communities
County Hall, Matlock, DE4 3AG

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