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Conservation Response.

Date: 11/01/2023.

Application ref: HPK/2022/0536.

Case Officer: Tom Hiles.

Proposal: 'Construction of new 2 storey, 3 bedroom detached dwelling with associated landscaping and car parking'.

Dear Tom,

Land rear of 44 to 46, Town Lane, Charlesworth, Derbyshire.

This scheme shows a contemporary build to the rear of the Grade II listed *46 and 48 Town Lane* (Historic England Listing Entry no: 1087987) within Charlesworth Conservation Area.

The scheme seems to note the vernacular material palette of which is paired with a modern twist on a fairly small, modest dwelling. It is seen from the proposal that the new dwelling will be set back from the main thoroughfare, and nestled behind the Grade II building that dominates the corner of Town Lane to Chapel Brow. The landscape seems to afford the new dwelling the advantage of seeming to be undetectable.

See drwg ref: *14647-28A-Proposed approach visual*, I appreciate the simplicity of the design of the frontage and it seems to integrate well into the setting. However see drwg ref: *14647-29A Proposed rear and side visuals*, I fear these elevations lend themselves more to resemble a commercial or office building, and is quite contrasting to the modest residential feel to the former drawing mentioned. I am inclined to suggest the glazing be reduced to a degree on these elevations, to retain a level of interest and continue the subserviency of the structure, and its domestic feel.

Kind regards

Miss E Holland.
Conservation Officer.

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