

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 25 January 2023 13:09:54

Application Reference No. : HPK/2022/0537

Site Address: LAND REAR OF 44 TO 46 Town Lane Charlesworth Derbyshire

Comments by: Sue WillettCharlesworth Parish Council

From:

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Submission: Objection

Comments: THIS REFERS TO BOTH APPLICATIONS: HPK/2022/0536 and HPK/2022/0537 (LBC) Land rear of 44 to 46 Town Lane, Charlesworth

Charlesworth Parish Council considered this application at its meeting on 18th January 2023. The Council resolved to object to the application on the following grounds:

1. The proposal is sited within Charlesworth Conservation Area and the design of the new building pays little regard to the immediate style of buildings and the wider vernacular, especially within the setting of the listed 46-48 Town Lane
2. The proposal takes up the greater part of the garden and amenity area for Nos 44-46 Town Lane and is an unacceptable extension of the built-up area of Charlesworth within the Conservation Area
3. The proposed access to Chapel Brow is very dangerous onto such a narrow lane, whether approaching from the northwest or southeast
4. The loss of a significant length of the historic stone wall fronting Chapel Brow (which is in a very poor condition) to allow for the visibility splay for the new entrance, and the reduction in height of the wall along much of its length, is to be regretted and will have an impact on the character of the Conservation Area
5. The new development will impact on the setting of the listed Independent Chapel, and on other buildings fronting Town Lane
6. There is no justification for a new family dwelling in this location

Note: The Parish Council also raised the question of an historic tunnel which apparently ran from Town Lane to the Independent Chapel.

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