

Conservation Response.

Date: 03/05/2023.

File/Application ref: HPK/2023/0124.

Case Officer: Pet Twigg.

Proposal: 'Retention of use of first floor as 1 bedroomed flat'.

Address: 41 Union Road, New Mills, Derbyshire, SK22 3EL.

Dear Pet,

Objection.

This application has a number of discrepancies preventing me from providing a sound response. They are as follows:

Firstly the title of the application states the retention of a first floor as a one bedroomed unit. Though the Heritage Statement is titled 'proposed change of use at first floor to one bedroomed flat'.

The statement then goes on to describe the proposal seeking a change of use of the first floor, though it was said to have been granted in a 2003 application, with the ending comments here being that the applicant wishes its use to remain as a first floor one bedroom flat. I don't quite understand why a change of use would be required, when there simply isn't a change of use here. It is already a one bedroom flat, and it is being retained? Please confirm.

Secondly, I have concerns regarding one of the Objecting comments from neighbourhood representation. Notably, external works including a canopy atop a flat roofed extension and the installation of a fire scape or stairwell from ground floor to first floor level. It doesn't appear as though this has been authorised according to planning history. These elements do not form part of this application and are not demonstrated on the plans submitted.

Third, the Heritage Statement shows a photograph of the front of the building demonstrating its use as a Barber shop. New Mills Conservation Area has an Article 4 direction placed upon it, meaning works to the front elevation would need planning consents. I am not confident that works to the front elevation have had consents and I would like further clarity. The planning history for this address shows no works were submitted between 2003 when it was converted from meeting rooms to offices for a Volunteer centre, and 2023 which of course concerns this current application.

To conclude; it appears as though if there are no changes to the use of the internal first floor flat, then I am not sure what permissions are being sought. I have number of concerns regarding what may be unauthorised external interventions and I would like this addressing.

Regards,

Miss E Holland.
Conservation Officer.