

Conservation Response.

Date: 15/06/2023.

File/Application ref: HPK/2023/0157.

Case Officer: Declan Cleary.

Proposal: Proposed single storey extension to provide extended kitchen to existing public house.

Address: The Paper Mill Inn, Whitehough Head Lane, Whitehough, Derbyshire, SK23 6EJ.

Dear Declan,

Objection.

The Paper Mill Inn is not itself listed, though it falls within the Chinley and Whitehough Conservation Area and within the setting of Grade II Old Hall Inn. The Old Hall Inn sits quite centrally to this historic vicinity due to the pattern of the streetscape and roads, and is not more than a minutes' walk from The Paper Mill Inn.

I am not confident the setting of the Old Hall Inn and the Conservation Area has been thoroughly taken into account.

The plans envisage a seemingly narrow part stone part glass structure at the principal elevation of The Paper Mill Inn. The stone elevation being to the side, or (north) with the glass elevations being to the south and west. The structure is within full view of almost everything on approach due to its siting at principal elevation, and predominantly of its neighbour immediately to the north.

The Paper Mill Inn is in the local vernacular with irregular fenestration of small square sash windows, sitting back from the road with respective frontage now hardscaped, with the northern approach seeing an unusual corner doorway and large end gable.

The application sees quite an obvious alien structure proposed for the Conservation Area, being glass the ability to see all internal functions looks to be quite out of place for the humble area, and feels like an attempt to create something more at home in a European town or village.

The plans, see drwg ref: *SW381-PL002 Existing and proposed site plan* show to the rear quite a modest garden or rear space with an annotation denoting 'canopy', and ample access. I am not sure why the proposal hasn't been situated here as there is clearly more space for the structure, plus space for any respective seating and the like. In comparison, the frontage is really quite small simply due to the traditional architectural scales of the vicinity. Consequently there is an obvious risk of a spill over of pub-goers, noise, litter and other associated factors into the wider public realm.

To conclude; I don't believe this proposal contributes to the character of the Conservation Area nor the setting of it, and the Grade II Old Hall Inn. There are cumulative factors now seeing to cause visual detracting. In terms of harm on heritage this causes a conflict, and therefore harm.

Regards,

Miss E Holland.
Conservation Officer.