

Conservation Response.

Date: 20/09/2023.

File/Application ref: HPK/2023/0230.

Case Officer: Rebecca Bowers.

Proposal: 'Listed building consent for proposed 3 skylights in the roof on the rear side of the property'.

Site Address: The Long Barn, Whitle Fold, Whitle Bank Road, New Mills, Derbyshire, SK22 4EF.

Dear Rebecca,

Objection.

Whitle Conservation Area encompasses a historic hamlet, often these examples are described as Peak miniatures. All of the surviving historic buildings within the hamlet are listed. Please note this does not note curtilage structures at time of assessment. This makes for a vicinity sensitive to change and of high value in terms of historic significance. The assets include with the last noted subject to this proposal:

Fold House. GII.	List UID: 1054710.
Whitle Cottage. GII.	List UID: 1088128.
Three Barns to Bower House. GII.	List UID: 1088129.
Hill Top Cottage. GII.	List UID: 1334776.
Century Cottage. GII.	List UID: 1054708.
Bower House. GII.	List UID: 1088127.
Farmhouse and attached farm buildings. GII.	List UID: 1334777.
Barn at Whitle Farm (Occupied by D Stafford). GII.	List UID: 1054715.

The Heritage Statement is weak and appears to contain a Planning Portal form. The Design and Access Statement goes into some explanation of the other buildings in the Conservation Area, however they are not acknowledged as respective designated heritage assets nor is any impact assessed. It is said in the document *there will be no impact on the integrity of the area*, but there is not noting of the character and significance of this listed building to which this physical intervention concerns. I do not believe appropriate or accurate exploration has been undertaken. The document appears to go on to note alterations to other buildings within the vicinity, which does not set precedent due to the Listed Building status.

Setting has not been taken into consideration within the supporting information. The scheme is located at a northerly point of the Conservation Area that appears marginally open and exposed. Subsequently, a proliferation of modern skylights would amount to a cluttered roofscape. I am concerned there would be visual conflict when experiencing this vicinity from the rural openness surrounding the Conservation Area. I believe it would cause harm to the character of the listed building and its traditional identity, and as a result harm the sense of place in which it is experienced.

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To conclude; I do not see any benefit to outweigh the harm imposed physically, and on the character of the heritage assets concerned. Traditional barns, historic agricultural buildings, historic barns and the like were not by their nature designed to be lived in. They are not of a domestic style or scale, and I feel the exacerbation of these modern items will confuse the building's history and I do not believe it is an enhancement to the asset. I cannot provide full support.

Regards,

Miss E Holland.
Principal Conservation Officer.