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**From:** Stannard, James  
**Sent:** 22 September 2023 12:21  
**To:** Planning Comments (HPBC)  
**Subject:** FW: HPK/2023/0331 - Conservation Comments

**Categories:**

Please see comments below from Conservation Officer in connection with HPK/2023/0331

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**  
**Tel:**  
**Mobile:**  
**Email:**

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**From:** Emily Holland  
**Sent:** Thursday, September 21, 2023 4:47 PM  
**To:** Stannard, James  
**Subject:** RE: HPK/2023/0331

Hi James,

Prior to the commencement of works on site full details of joinery including colour code, frame type, glazing type, fittings and fixtures, opening mechanisms, putty, beading where relevant and unit position within the reveals are to be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in accordance to this specification.

Reason – to conserve the character of the Conservation Area.

Prior to the commencement of works on site full details of finishing and facing materials are to be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in accordance to this specification.

Reason – to conserve the character of the Conservation Area.

Thanks

In your communications with me please always quote the planning reference number if you have one.

**Please note, due work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.**

Emily Holland  
Principal Conservation Officer.  
Staffordshire Moorlands District Council / High Peak Borough Council  
[www.highpeak.gov.uk](http://www.highpeak.gov.uk)  
[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

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**From:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>  
**Sent:** Wednesday, September 20, 2023 3:00 PM  
**To:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>  
**Subject:** RE: HPK/2023/0331

Thanks Emily

Would you be able to formalise that in a paragraph so that they can go on as revised comments?

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**  
**Tel: 01298 28400 (Ext. 4298)**  
**Mobile: 07976 753958**  
**Email: [james.stannard@highpeak.gov.uk](mailto:james.stannard@highpeak.gov.uk)**

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**From:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>  
**Sent:** Wednesday, September 20, 2023 2:50 PM  
**To:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>  
**Subject:** RE: HPK/2023/0331

I naturally tried to hold back the floodgates of over development but your image shows a fair point.

Standard conditions of finishes and facing materials in that case. Not sure what attention is being paid to windows and joinery - so would like to condition that to avoid the generic grey that is the current obsession.

Thanks !

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Emily Holland  
Principal Conservation Officer.  
Staffordshire Moorlands District Council / High Peak Borough Council  
[www.highpeak.gov.uk](http://www.highpeak.gov.uk)



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**From:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>  
**Sent:** Wednesday, September 20, 2023 2:42 PM  
**To:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>  
**Subject:** RE: HPK/2023/0331

Hi Emily

I thought that the immediate setting of the LB is already extremely compromised (see photo) and that the re-rendering of the house and change to the (horrible) front annex would represent a marked improvement.

What do you want to see either with revised plans or by way of conditions to make the scheme acceptable?

Thanks

**James Stannard MRTPI**  
**Planning Officer**  
**High Peak Borough Council and Staffordshire Moorlands District Council**  
**Tel: 01298 28400 (Ext. 4298)**  
**Mobile: 07976 753958**  
**Email: [james.stannard@highpeak.gov.uk](mailto:james.stannard@highpeak.gov.uk)**

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**From:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>  
**Sent:** Wednesday, September 20, 2023 2:36 PM  
**To:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>  
**Subject:** RE: HPK/2023/0331

Hi James,

Yes I saw the different concept, then wrote the response....

However with the proximity to the LB setting is not considered and the Heritage Statement fills me with no confidence that it won't just become a visual blot in the gap.

What is happening with the render, or cleaning?

Thanks

In your communications with me please always quote the planning reference number if you have one.

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Emily Holland

Principal Conservation Officer.

Staffordshire Moorlands District Council / High Peak Borough Council

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**From:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>

**Sent:** Wednesday, September 20, 2023 7:51 AM

**To:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>

**Subject:** RE: HPK/2023/0331

Hi Emily

Thanks for these comments.

Prior to receiving your comments I had already written to the agent requesting changes, which have led to revised plans being submitted – see folder.

I am much happier with a simple gable at the front (which would you agree is better than a flat roof?) and a simple lean to at the back, omitting the hipped roofs which had no relevance at all to the existing house.

Would you be happy to withdraw your objection based on these revised plans?

Thanks

**James Stannard MRTPI**

**Planning Officer**

**High Peak Borough Council and Staffordshire Moorlands District Council**

**Tel: 01298 28400 (Ext. 4298)**

**Mobile: 07976 753958**

**Email: [james.stannard@highpeak.gov.uk](mailto:james.stannard@highpeak.gov.uk)**

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**From:** Emily Holland <[emily.holland@highpeak.gov.uk](mailto:emily.holland@highpeak.gov.uk)>  
**Sent:** Wednesday, September 13, 2023 11:43 AM  
**To:** Stannard, James <[James.Stannard@highpeak.gov.uk](mailto:James.Stannard@highpeak.gov.uk)>; Planning Comments (HPBC)  
<[PlanningCommentsHPBC@highpeak.gov.uk](mailto:PlanningCommentsHPBC@highpeak.gov.uk)>  
**Subject:** HPK/2023/0331

Hi  
Please find attached.

Thanks

In your communications with me please always quote the planning reference number if you have one.

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Emily Holland  
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