

Conservation Response.

Date: 20/10/2023.

File/Application ref: HPK/2023/0389 & HPK/2023/0394.

Case Officer: Declan Cleary.

Proposal: 'Four skylights to rear roof of building to enable light to the darkest part of the farmhouse' & 'Listed Building Consent for Four skylights to enable light to the darkest part of the farmhouse'.

Site Address: Hazelhurst Farm, Valley Road, Hayfield, Derbyshire, SK22 2JP.

Dear Declan,

Objection. Recommended refusal.

The Heritage Statement is weak and does not satisfy NPPF paragraphs 194. The Hayfield Conservation Area, not identified by name, is not thoroughly assessed. Neither is the historic significance and interest of GII Hazelhurst Farmhouse; *List UID: 1279787*. In terms of impact assessment or justification of harm, it does not appear this has been acknowledged or explored, and the document does not reach a conclusion as to what level of heritage harm will arise from the proposal. I do not see clear and convincing justification for the project.

The scheme shows four rooflights proposed in positions seen to lack any cohesion against the traditional architectural character. Drwg no: *HF7 Existing and proposed* show as titled, though with no proposed rooflights depicted. The west elevation as shown appears to demonstrate the historic principal elevation, though it appears modern day connotation and use now knows it to be the rear. This is seen as it is not typical of farmhouses such as this and of this build date, to have a catslide and one storey as the principal elevation. The orientation within the landscape makes for an unusual relationship between the structure and its context, further contributing to its historic significance.

The locations of the four rooflights are located in a vast well survived catslide roof with original stone slate tiles. This is an exposed face to the Farmhouse and their location and amount is not seen to preserve the special interest of the asset. I cannot see that it is a sensitive enhancement. Further to this, the simple and deliberate design of the original rear to the property remains legible through these elements and I am concerned the building's history will be confused as a result of the scheme. It is unnatural to find skylights or rooflights in such proliferation on a catslide roof, one of this scale is vulnerable to change and alteration of such will therefore alter the character of the property notwithstanding loss of historic fabric. The latter of which is not taken into account with regards to preservation.

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To conclude:

I cannot provide full support. It is assessed the proposal would fail to preserve the special interest of the listed building. This is in conflict with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I do not see any clear and convincing justification nor any public benefits to outweigh the heritage harm identified.

In addition, I do not see that the scheme falls in line with the following Local Policy:

Policy EQ7.

Regards,

E Holland.
Principal Conservation Officer.