

From: [Emily Holland](#)
To: [Planning Comments \(HPBC\)](#); [Stannard, James](#)
Subject: HPK/2023/0402
Date: 25 October 2023 13:28:21

Hi
Please see below.
This also concerns HPK/2023/0402 respectively.

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.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.
www.highpeak.gov.uk
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From: Emily Holland
Sent: Wednesday, October 25, 2023 1:26 PM
To: Stannard, James

Subject: HPK/2023/0401

Hi James,

Spinners Arms, Marsden Street, Hadfield, Glossop, SK13 2DP.

Before I can provide a sound response I am querying the following:

Firstly, the reasoning behind the need to address the roof in such quantity, when I cannot see an assessment or investigation provided to demonstrate this is required and therefore justified.
See drwg ref: *MR-001-005-A Existing & Proposed front elevation*. This appears to be one of the three proposed elevation drawings to mention this albeit vaguely.

Second, regarding windows: To the rear the proposed drawings show eradication of existing units to 'match' the front however I do not see justification for this. The existing do not 'match', and I assess

this to be deliberate in terms of the buildings' historic development. The proposed rear elevation drawings show a sanitised and odd elevation, as the existing contributes to the humble intricacies of the building. Forcing the reinstatement of an imagined original contravenes SPAB guidance. Further, see final wording of Historic England Listing description below, describing said units wishing to be removed in this project:

"....Rear elevation has bracketed eaves cornice and 2 storey extension. Irregular fenestration with at first floor single 16 pane sash window under deep lintel, single inserted 9-pane casement, two 2 pane casements and 16-pane window with lower 4-panes blocked...."

For completeness image dated April 2014 is shared to Case Officer demonstrating said original units.

Regarding setting, I do not feel it has been thoroughly considered. The inclusion of parking within the setting of both the building and C Area is unnatural, and I do not feel it is an enhancement. The existing conditions do appear neutral in the vicinity, however with a new large void and addition of 'sliding gate' as per proposed site plan I am concerned this will exacerbate visual conflict.

Thanks

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