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Conservation Response.

Date: 30/10/2023.

File/Application ref: HPK/2023/0411.

Case Officer: Nicole Quinn.

Proposal: 'Resubmission of HPK/2023/0205 for new gate and hardstanding'.

Site Address: 58 Church Street, Glossop, Derbyshire, SK13 7RN.

Dear Nicole,

This proposal is a resubmission of HPK/2023/0205.

I note the submission of a revised Heritage Statement. The plans show some invasive groundworks in immediate proximity to no. 56 Church Street which is a GII listed building.

I note modern concrete is to be removed and replaced with Indian flag stones. I acknowledge the removal of the concrete could be deemed an enhancement nonetheless the replacement of such with alien material of Indian flag stones is not faithful or traditional. It appears some original stones are demonstrated surviving, closest to the original coal/log stores. Due to the siting of the project within the setting of no.56 I therefore recommend an accurate local material for the flag stones, to be able deem the project to be a sensitive intervention.

The inclusion of a gate appears to have been revised and demonstrates some improvement. It is no longer physically affixed to the listed building and is self-supported by post to ground and anchor to no.58.

I have no comments to make regarding boundary alteration to the north at the rear as shown in *Ground (block plan as proposed)*.

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To conclude:

Some improvement is seen on the setting of GII listed no.56, by way of the removal of modern concrete hardstanding noted above, and the omission of a new gate being physically affixed to its masonry. I assess this project to be Neutral overall: Subject to the following conditions:

- Prior to the commencement of works on site a sample and material details of new stone flags are to be submitted to the Local Planning Authority. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the life of the development.
Reason: to protect the character of the Listed Building and Conservation Area.
- Prior to the commencement of works on site a method summary or schedule of works for the concrete hardstanding removal is to be submitted in writing to the Local Planning Authority.



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Once approved in writing the development shall be undertaken in strict accordance to this specification.

Reason: to protect the material health and integrity of the Listed Building.

- The project shall retain in situ and reuse where relevant all original flag stones for the lifetime of the development.

Reason: to protect surviving historic fabric in relation to the Listed Building.

Regards,

E Holland.
Principal Conservation Officer.

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