

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0423 - Conservation Officer Comments
Date: 11 December 2023 13:02:58
Attachments: [image003.png](#)

Hi

Please see below comments from Conservation Officer in connection with HPK/2023/0423

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
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Please note that my working days are Monday-Thursday

From: Emily Holland
Sent: Monday, December 11, 2023 12:55 PM
To: Stannard, James
Subject: RE: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

I confirm receipt of the revised heritage statement which is now deemed proportionate to the case. There are no issues in terms of intervisibility between the core of the high street and other listed buildings and this site. The scheme appears diminutive in terms of development and I don't at this time foresee a detriment imposed on heritage. I therefore offer no objection.

Thanks

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

Please note, due to 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.

*Advance notice of planned leave:
22/12/2023-02/01/2024.*

Emily Holland. Principal Conservation Officer.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.
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From: Stannard, James
Sent: Monday, December 11, 2023 12:36 PM
To: Emily Holland
Subject: RE: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

Hi Emily

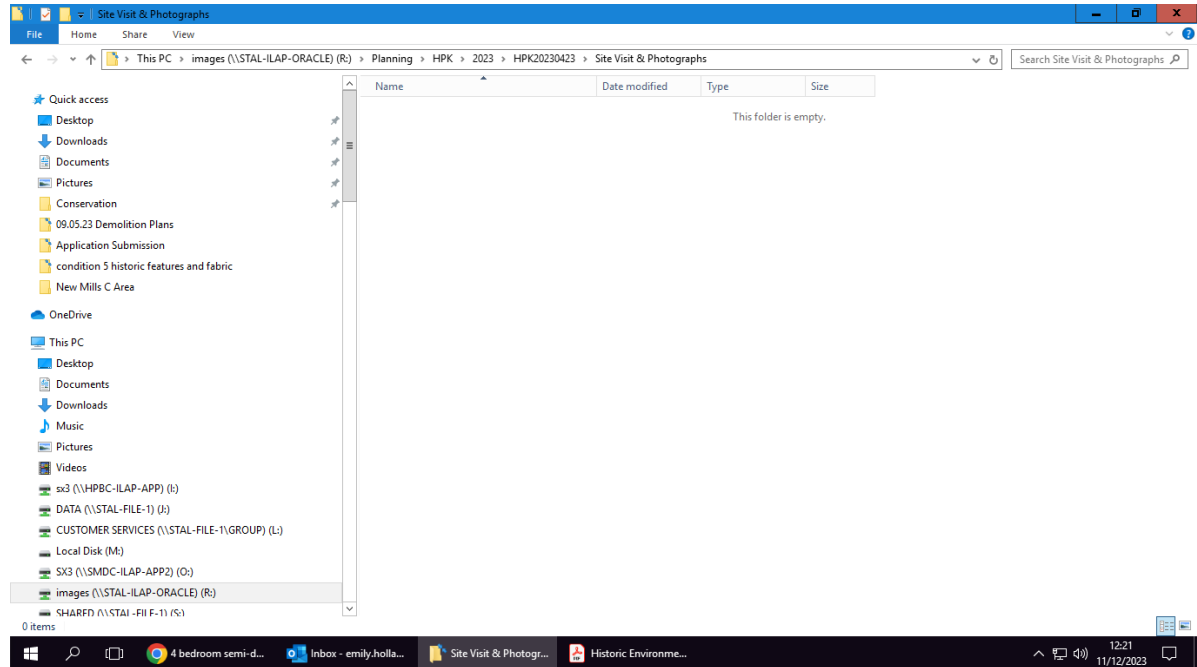
Sorry they are in there now.

James Stannard Planning Officer
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From: Emily Holland
Sent: Monday, December 11, 2023 12:22 PM
To: Stannard, James
Subject: RE: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

Hi James so sorry. Doing this now. No photos in folder at my end?



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Advance notice of planned leave:

22/12/2023-02/01/2024.

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: Stannard, James

Sent: Monday, December 11, 2023 12:00 PM

To: Emily Holland

Subject: RE: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

Hi Emily

Would it be possible to get a response to the Heritage Statement forwarded on 21st November this week please?

Thanks

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Stannard, James

Sent: Tuesday, December 5, 2023 3:39 PM

To: Emily Holland

Subject: RE: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

Hi Emily

Hope you had a nice period of annual leave.

I know you will be inundated with emails and enquiries but could I please ask you to look at this one before the end of the week.

Site photos in the folder.

Thanks

James Stannard Planning Officer
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From: Stannard, James
Sent: Tuesday, November 21, 2023 9:38 AM
To: Emily Holland
Subject: HPK/2023/0423 - Land at Roebuck Place, Roebuck Place, Chapel-en-le-Frith

Hi Emily

Further to your initial comments the agent has now submitted the attached Statement for comment.

I have visited the site and will upload photos shortly to the appropriate folder.

Formal comments appreciated when you can please.

Thanks

James Stannard Planning Officer
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Please note that my working days are Monday-Thursday

From: Mark Strawbridge
Sent: Thursday, November 16, 2023 5:03 PM
To: Stannard, James **Subject:** RE: HPK/2023/0423 -
Conservation Officer Comments

Dear James

PFE as promised.

Kind regards

From: Stannard, James
Sent: Thursday, November 16, 2023 2:03 PM
To: 'Mark Strawbridge'
Subject: RE: HPK/2023/0423 - Conservation Officer Comments

Good Afternoon Mark

Can you please advise on if and when you intend on submitting a Heritage Statement that properly and fully assesses the significance of heritage asset and the potential impacts of the proposed development

on it?

The determination deadline is 27th November so will be requiring something to be submitted within the next week or so to avoid refusal.

Regards

James Stannard Planning Officer
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From: Mark Strawbridge
Sent: Tuesday, November 7, 2023 5:21 PM
To: Stannard, James **Subject:** RE: HPK/2023/0423 -
Conservation Officer Comments

Thanks James

Regards

From: Stannard, James
Sent: Tuesday, November 7, 2023 5:04 PM
To: 'Mark Strawbridge'
Subject: RE: HPK/2023/0423 - Conservation Officer Comments

Hi Mark

You have me confused now..

What I mean is what type of significance does the Conservation Area and this site within hold, having regard for example to different values (Evidential, Historical, Aesthetic, Communal) as defined by Historic England.

Assessing the Conservation Area and the site itself in relation to these values and how the proposed development would preserve or enhance such significance should form the basis of a Heritage Statement that meets the requirement of NPPF Para 194.

Regards

James Stannard Planning Officer
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From: Mark Strawbridge
Sent: Tuesday, November 7, 2023 3:06 PM
To: Stannard, James
Subject: RE: HPK/2023/0423 - Conservation Officer Comments

Dear James

I know what you mean but I have not before been asked to describe what is '...significant about the Significance'...

Kind regards

From: Stannard, James
Sent: Tuesday, November 7, 2023 2:46 PM
To: 'Mark Strawbridge'
Subject: RE: HPK/2023/0423 - Conservation Officer Comments

Hi Mark

Having regard your submission, there is next to no assessment of what is significant about the Significance of the Conservation Areas as a whole and what contribution/role this site plays within it. I would thus agree with the Conservation Officers comments and would judge that in its current form an insufficient level of assessment has been provided contrary to paragraph 194 of the NPPF.

I would therefore advise you to prepare a more detailed Heritage Statement that appropriately assesses the significance of the Conservation Area as a whole and the role/contribution that the site plays within it.

Regards

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From: Mark Strawbridge
Sent: Tuesday, November 7, 2023 1:50 PM
To: Stannard, James
Subject: RE: HPK/2023/0423 - Conservation Officer Comments

Thank you James

Before responding in full, please could you clarify the deficiency as relates to para 194, which states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...'

The site is in the Conservation Area but there are no other heritage assets likely to be physically affected by the proposed works. The CA as a whole is of significance, but the site and wider area to the north, not being assets in their own right, are of very limited significance (if at all). In the current state it is debatable whether the site makes any contribution at all and rationalisation and stabilisation should be seen as an enhancement. The level of detail in the assessment is commensurate with the level of significance and potential impact upon it.

I attach 2 photos illustrate the point also show the current surfacing.

Kind regards

Fromtop: Stannard, James
Sent: Tuesday, November 7, 2023 1:04 PM
To: Mark Strawbridge
Subject: HPK/2023/0423 - Conservation Officer Comments

Good Afternoon Mark

In connection with the above application please find attached comments from the Conservation Officer.

I would be grateful if you would confirm how you wish to proceed in light of this strong objection.

Kind Regards

James Stannard Planning Officer
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