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Your ref no:

KJLBWDS

Your details

Title

Mrs

Firstname

Caroline

Surname

Gregg

Address line 1

Bank Hall Lodge

Address line 2

Bank Hall Drive

Address line 3

Chapel-en-le-Frith

Address Line 4

High Peak

Postcode

SK23 9UJ

Daytime telephone number (optional)

Mobile telephone

Email address

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Preferred method of contact

(optional)

Your ref no:
KJLBBWDS

Please enter your enquiry details here

I would like to make you aware of planning proposal HPK/2022/0484. This is the second attempt to put a glamping site on Bank Hall Drive (the first being HPK/2021/0388). Gillian Bayliss (Senior Conservation Officer at the time) requested to be consulted on the plans and commented on them.

The glamping site is within the historic curtilage of Bank Hall which is Grade II listed. Bank Hall, Bank Hall Lodge, Marsh Hall and Barn (all Grade II listed) get no mention in the planning application. There is no reference to heritage whatsoever!

I have attempted to contact Gillian but have been unsuccessful. I enclose the comments that she made below.
1

From:

Sent: 16 September 2021 18:08

To:

Subject: HPK/2021/0388

Long Lane, Chapel en le Frith

Due to work commitments I do not wish to substantially comment on this proposal, however, it should be noted

that the Heritage Statement fails to comment that the site will be accessed from Bank Hall Drive which is the historic, formal entrance to Bank Hall a Grade II Listed Building. The stone entrance gate posts are still extant on

Long Lane. Development of this site will therefore impact on the rural character of the Hall approach and this will be

particularly noticeable upon exiting the railway tunnel travelling south-west (where the rural view dramatically opens out). The Listed bridge just to the south of the application site on Bank Hall Drive is also Listed because of its

location on the Hall drive and association with the owner of Bank Hall.

I note also that the heritage statement states that Marsh Hall and Barn (Grade II Listed Buildings) have intervisibility

with the application site but there is low conservation interest because they no longer share a functional relationship with the wider landscape. I disagree with this statement as these pastoral fields still form part of the

wider agricultural setting of the Listed farmstead and the legibility of this landscape will be detrimentally impacted.

The buildings at Marsh Farm may well have been converted to residential use but the buildings' significance still

derives from its agricultural origins and character.

The Heritage Statement states that Paragraph 196 of the NPPF is not engaged. I consider that this paragraph is

engaged and the development will constitute less than substantial harm (for the reasons stated above), although

the harm is at the lower end of the spectrum of harm.

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

