

From: [Emily Holland](#)
To: [Rachel Robinson](#)
Subject: HPK/2024/0076
Date: 26 March 2024 17:17:01
Attachments: [image001.png](#)

Hi Rachel,
11 Green Lane, Buxton, SK17 9DP.

Objection.

The plans are not clear in demonstrating the location, design and form of the conservatory alteration. I have concerns this is ill informed, as the current conditions see the existing conservatory to be in fact a greenhouse type structure situated at the first floor of the nursery. Consequently, the proposed plans show a new conservatory located at the ground floor. Similarly, the existing is shown in only the ground floor plan and there does not seem to be a first floor plan provided at all as existing or proposed conditions. There is also no North arrow on the plans to decipher the orientation of the site, as the principal elevation sees these elements affronting the conservation area. Additionally it appears only a portion of the floorplans are provided, other areas of the site are omitted.

The heritage statement is not faithful to NPPF paragraphs 200, I do not see significance or historic interest appropriately assessed in order to conclude there will be no impact. The rear structure appears to be enlarged a substantial amount and it is not clear on the plans as to whether along with the enlargement of the roof, that the enlargement of the floorplan will follow. Currently there looks to be two starkly differing forms to this structure due to its T plan shape and differing materials I am concerned this will be unsightly and jarring within the grain of the streetscape. No intervisibility or context has been assessed either.

To conclude; currently there is not enough information to decipher what is envisaged on this site. The floorplans are not legible and have information missing disabling me from assessed *what* is *where* on this building, its layout and such like.

I will await revisions to the drawings before providing final comment. Please also note that measurements to demonstrate the scale of enlargement to the rear building must be shown due to the increase envisaged. I advise suitable revisions to the heritage statement are made as currently there is insufficient information to justify and inform the project, and to enable me to assess heritage harm.

Thanks

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

Advanced notice of planned leave: 03/04/2024-10-04/2024

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.

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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