

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2024/0093 - Conservation Officer comments
Date: 03 June 2024 10:39:10
Attachments: [image001.png](#)

Please see below comments from Conservation Officer in connection with HPK/2024/0093

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Emily Holland <>
Sent: Friday, May 31, 2024 4:43 PM
To: James Stannard <>
Subject: HPK/2024/0093

Hi James,

34 Town Lane, Charlesworth, SK13 5HQ.

I do not wish to comment substantially on this scheme therefore at this stage I will offer points in terms of design, scale, form and materials due to the topography of this vicinity and the constraints this poses.

‘proposed plot 2’.

The rear portion of the building as seen in the west elevation, meets the full ridge height of the traditionally styled core of the building. This is quite jarring and uncomfortable in terms of ratios and proportions. The vernacular is more humble, and in order to attempt to harmonise more appropriately I advise the rear portion of the building (as denoted to contain proposed office and living spaces) – should be reduced in height. This in order to provide a more legible building demonstrating a clear *front* and *back*. Currently, the frontage is of a traditional design, though an L shaped extensive floorplan with overbearing gable is not traditional or natural for the appearance envisaged and as such is reason for this uncomfortable character.

‘proposed plot 3’.

West and north elevation provides a slightly more interesting gable to the west face, however in north elevation the offset rear providing an extension of side walling and third chimney is unnatural and jarring. It is of a massive form in terms of scale, though perhaps what is wishing to be achieved is a traditional design through the simple construction of an M shapes roof (two parallel pitched roofs meeting in a valley or gutter)? It is simply quite odd to see this offset but of the same size again in terms of ridges and heights, and I am not sure what bearing this would have on the internal floorspace if any. I suggest an approach of one or the other, as mixing both of these elements is undesirable.

Other features overall such as lintels, cills, chimneys and pots, roofs, eaves, coping

stones, fenestration and symmetry, joinery, small or no porch subject to details; are all largely ok in principle. I encourage conditions to control joinery, finishing and facing materials, heights and mass as noted above, rainwater goods and any other architectural tooling detail such as verges, any stone banding, stone plinths and facias among other finishing items.

Mass and form and design is a concern as again due to the topography and visual discontinuity it has the potential to bring among the existing humble vernacular.

Thanks

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

-

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland, Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
