

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0164 & 0165
Date: 11 June 2024 15:34:25
Attachments: [image001.png](#)

Please see below comments from Conservation Officer in connection with HPK/2024/0164 and HPK/2024/0165

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

From: Emily Holland <>
Sent: Tuesday, June 11, 2024 3:30 PM
To: James Stannard <>
Subject: HPK/2024/0164 & 0165

Hi James,

The Cheshire Cheese Hotel, 37 High Street, Buxton, SK17 6HA.

- Objection.

- The outbuildings under curtilage listing are under the same protections of that of the host and principal building; The Grade II Cheshire Cheese Hotel.

The proposal envisages the replacement of existing non-traditional roofing material, with more of the same except this time in metal. The existing conditions are asbestos.

The heritage statement is vague, and does not discuss in great detail setting and character, and the potential harm on both. The location of the building is within the curtilage and behind the hotel, obscured to a degree from the street frontage but viewed to a better extent through vistas and again on the south side, from the rear and Clough Street (where this terminates) there is a much broader line of intervisibility. There are two other listed buildings in the vicinity, Grade II The Sun Inn and Grade II The Swan Public House. All are within Buxton Central Conservation Area.

One half of this curtilage former barn-come-coach house (owing to the character and pattern of apertures and fenestration) is roofed in what appears to be a traditional material for example tile or slate, accurately expressing the vernacular identity of the town and Conservation Area. However with the image of page 3 of the heritage statement, it also shows unsympathetic contrived plastic fascias to the eaves. The remaining half is under the asbestos sheeting.

The proposal is to continue the dissection of the curtilage building through its materials, and does not look to reinstate traditional outward appearance through the use of for example local or vernacular tiling. This does not have the character or setting of either the curtilage building or its listed host in mind. Again, setting and character have not

been acknowledged in the heritage statement.

There appears to be no planning history for the former barn building. In photographs at page 5 of the statement there appears to be new tall clad timber fencing surrounding the structure, and the addition of perhaps another fairly new in appearance, wriggly-tin roofed monopitch extension.

At 3.1 the justification on page 5 alludes to very little. Weatherproofing is not by its own admission sole clear and convincing justification for alien and non-traditional materials on a designated building. There is substantial ambiguity surrounding what in fact the principle of the alteration is, and where the reasoning is behind not for example; reinstating and rectifying the currently deteriorated condition of the structure. Further exacerbation of modern materials is not an enhancement and does not improve the outward facing appearance as part of this pairing of assets. I do not at this time see long term public benefits nor the securing of the longevity of the fabric to be able to weigh a level of harm, it is unclear what if any long term sustainable use it has. The statement has already noted the building is in poor condition, also noting historic value, subsequently at this time I cannot see how the project looks to preserve or enhance the situation in regard to the special interest. (Terms reiterated at Section 16 (2) Planning (LB and C Areas) Act 1990).

To conclude; the scheme emphasises the issues such as but not limited to; detrimental impact in terms of building fabric and integrity, appearance and condition. However it is not clear the reasoning, and therefore clear and convincing justification for the level of change in what is an unsupported material due to the designation status. It does not appear appropriate level of understanding has been explored in regard to the character and setting of either building in order to deem at page 5 of the statement, that the works are 'insignificant'.

At this time I cannot provide full support, as the project supporting information lacks confidence and contains much ambiguity as to reason and thoughts behind the project, choice of materials and justification. I am also concerned the scheme and photographs allude to much more other development and change at the building, such as extension, extensive power cabling, plastic eaves and fascias, timber fencing, external lighting and such like. It would be unwise to be selective regarding what may or may not require listed building consents as again this structure is afforded the same protections as its host, irregardless of what former use or position it is in. Items of the above are harmful and an accumulation of harm and detrimental impact on character cannot be alleviated by just for example paying attention to the roof alone. I will query please what all of this is during discussions.

Moving forward I suggest revisions or withdrawal.

Thanks

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

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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.

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