

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Your Ref HPK/2024/0215 &
HPK/2024/0216
Our Ref CRTR-PLAN-2024-42003 &
CRTR-PLAN-2024-42006

Friday 5 July 2024

Dear James Stannard,

Proposal: Single storey rear extension, replacement side porch, use of second floor as a bedroom and works to form additional car parking space

Location: Canal House, Unnamed Road, Alongside Canalside Cott, Buxworth

Waterway: Bugsworth Arm (Peak Forest Canal)

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Our comments below relate to the consultations received in relation to planning and listed building consent applications. Based on the information we consider that **suitably worded conditions are required** to address heritage matters. Our advice and comments follow:

Heritage

We note that the proposals mostly affect the rear extension of the listed building, which was altered in 2007 and once completed they should not have any significant visual impact on the scheduled monument or the conservation area.

The building is a Grade II Listed Building¹, which has an important relationship with the adjacent canal basin. However, the alterations proposed have been carefully thought out with several enhancements including the replacement of concrete paving with stone, matching walling & railings, breathable insulation and lime plasters. As outlined in the heritage statement visibility of proposed solar panels from the canal may be limited. However, as outlined in the statement there should be engagement with the LPA's Conservation Officer regarding the solar panel solutions available.

The LPA should retain control of the type of solar panels to be used, their external appearance and how they would be fixed to the roof, either by condition or additional information. We consider that solar slates or a flush finish would be preferable, but this is considered without a detailed understanding of the existing finish, it may be that the covering is original/a graduated type slate or stone finish that should not be disturbed unnecessarily.

¹ Buxworth Canal Basin. Wharfinger's House and Office

Ultimately if solar panel details are not provided at this stage these should be provided via **suitably worded condition**.

The ramp down to the cellar is likely to have been the means of moving goods from the canal to be stored beneath the house; alterations to build up the area and add stone steps may cause the loss of features that interpret the use of the cellar. Therefore, a watching brief should be required with potential for archaeological recording such as hidden paving / surfacing with a presumption to preserve in situ before more material / alterations take place above it. This should be required via a **suitably worded condition**.

Landowner Comments

The site redline area includes the canal towpath which is also used for vehicular access and owned by the Trust. The applicant has access rights over this land. However, the application form includes a Certificate A indicating that the totality of the site is owned by the applicant. Therefore, the Trust should be served notice as landowner of the towpath and a Certificate B provided recognising Trust land ownership.

If any works have the potential to damage and/or require reinstatement/repairs because of any such damage of Canal and River Trust land or infrastructure, including the towpath, such works will need to be managed through the Code of Practice for Works Affecting the Canal & River Trust.

Therefore, we request the following informative is attached to any planning permission:

- 1. Where there is the potential for works to affect/damage the canal, towpath or other Trust owned land and/or require reinstatement/repair works to address any damage, the applicant/developer is advised to contact the Canal & River Trust's Infrastructure Services Team in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust."*

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notices and the requirements of any planning obligation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Richard Forbes MRTPI
Area Planner

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW