

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0224 - Conservation Officer comments
Date: 11 July 2024 07:50:49
Attachments: [image001.png](#)

FYI see below from Conservation Officer in connection with HPK/2024/0224

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

Please note that my working days are Monday-Thursday

From: Emily Holland **Sent:** Wednesday, July 3, 2024

11:59 AM

To: James Stannard **Subject:** HPK/2024/0224

Hi James,

12 Exeter House, Terrace Road, Buxton, SK17 6DU.

Objection.

I don't see a clear justification for two rooflights and suggest the one at front elevation is omitted, leaving only the rear.

The location of the proposed unit at front elevation is harmful on the character of the pair of villas causing outward visual discord among the vicinity, as the accompanying neighbour already has two either side of that central dormer. To then have a further third and quite randomly place unit on the other side (proposed) provides nothing to the outward appearance of the villas which is otherwise symmetrical and uniform.

Due to the topography and location opposite Grade II Registered Park and Garden The Slopes, the outward visual appearance is therefore cluttered and not subservient. This in terms of heritage harm on the setting would amount to harm where there are no public benefits. There is already a large traditional dormer to the front, and a single rear rooflight unit will suffice.

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.

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High Peak
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