

From: [Steve Baker \(Place\)](#)
To: [Planning \(HPBC\)](#)
Cc: [Rosie Dinnen](#)
Subject: HPK/2024/0308 The George, St Johns Road, Buxton. Refurbishment of the Lower Ground floor level of the former George Hotel into three apartments and a commercial restaurant unit, Class E - archaeology
Date: 23 July 2024 14:16:59

Dear Rosie,

Thank you for consulting on the above planning application. The proposals are within the Archaeological Area of Interest associated with Roman activity in Buxton and are only 50m to the rear of the Natural Baths – thought to be the site of the Roman bath (Derbyshire HER MDR337) and sacred spring that was the focus of the Roman settlement.

While most of the current proposals relate to internal refurbishment, some external relandscaping is proposed and this is particularly relevant to the west of the building where it is proposed to remove the existing steps and replace with a gabion wall. The site as a whole appears to be terrace down into the prevailing slope and excavations here might uncover evidence of the stratigraphic sequence of the site including visibility of Roman levels. I recommend that these elements of the project are subject to archaeological monitoring (watching brief) to allow recording and interpretation of the sequence, in line with NPPF para 211.

The following condition should therefore be attached to any planning consent:

“No development shall take place until a written scheme of investigation (WSI) for archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”

Regards

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773

Visit Derbyshire Historic Environment Record <https://her.derbyshire.gov.uk> | Follow us on Twitter [@DerbyshireArch](#)

Do you provide unpaid care for someone who couldn't cope without your help? If so, we have a range of carer support services to help you with your caring role. [Find out more](#) on our website.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that

are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it. Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

CONTROLLED