

From: [Reuben Thorpe \(Place\)](#)
To: [Rosie Dinnen](#); [Planning \(HPBC\)](#)
Subject: APPLICATION: DET/2024/0037:
Date: 02 December 2024 14:10:17

APPLICATION: DET/2024/0037

LOCATION: Ravensleach Farm Unnamed Road From Hayfield Road To Ravensleach Farm, Birch Vale

PROPOSED DEVELOPMENT: Application to determine if prior approval is required for -The proposed development consist of converting 4Nr agricultural barns to 5Nr dwellings. The barns are located adjacent Ravens Leach Farm on Hayfield Road, Birch Vale.

Dear Rosie

Thank you for consulting on this application.

The proposed development area features on the Derbyshire Historic Environment record (MDR 217217) as “partially extant 19th century farmstead” and as such the proposals will have a heritage impact. Usually this office would not comment if the proposals were to affect upstanding historic fabric alone and we would steer you towards your Buildings and Conservation officer for comment.

My own advice is that the applicant will need to obtain approval for works to these buildings and should submit a good heritage statement assessing impacts to above and below ground heritage interest of the development to meet baseline level of para 200 of NPPF. I don't see that the impacts would warrant refusal but I imagine there will be some recommendation for mitigation or recording to an appropriate HE level to be conditioned in.

I hope this is helpful but please do get back to me if you need anything else.

Best regards

Reuben

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