

Subject: FW: HPK/2024/0453 - 14 The George Church St
Date: 18 December 2024 11:20:05
Attachments: [image001.png](#)

See below comments from Conservation Officer in connection with HPK/2024/0453

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

Please note that my working days are Monday-Thursday

From: Rachel Robinson
Sent: 18 December 2024 11:09
To: James Stannard
Subject: HPK/2024/0453 - 14 The George Church St

Hi James,

Objection HPK/2024/0453

The George Hotel is located within the Hayfield conservation area and is located adjacent to listed buildings 2 – 10 Church Street. It is noted that the submitted heritage statement does not acknowledge the adjacent listed buildings. The heritage statement is therefore considered insufficient, and fails to comply with par 207 of the NPPF. The George itself is not listed, however is considered a non-designated heritage asset (NDHA) located along one of Hayfields main thoroughfares. The George is a notable local building, in a prominent position within Hayfield contributing positively to the Conservation Area and street scene. The parking paraphernalia introduces garish feature into the conservation area, and setting of the NDHA. The retrospective proposal has not taken the character and appearance of the conservation area or NDHA in account. The application causes less than substantial harm to both the conservation area, setting of the nearby listed buildings and NDHA.

The application should be refused due to failure to comply with paras 207, 212 and 216 of the NPPF, and policy EQ7 of the High Peak Local Plan.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)
Development Management
High Peak Borough Council and Staffordshire Moorlands District Council
www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
