

From: [Rachel Robinson](#)
To: [Planning \(HPBC\)](#)
Cc: [James Stannard](#)
Subject: HPK/2024/0473 and 0474 - Thornlea Farm Higher Chisworth
Date: 02 January 2025 16:25:21
Attachments: [image001.png](#)

Good afternoon,

Please find comments for HPK/2024/0473 and HPK/2024/0474 below

Objection – Thornlea Farm, Higher Chisworth

Additional Information Required

Windows:

The existing one over one paned sash windows are not traditional of mullion windows. Mullion windows are more commonly a single paned, fixed or casement window. Therefore, the proposed reinstatement of traditional single paned mullion windows is supported. Plans show that the proposed windows will be a thin set double glazing in timber frames. Section drawings demonstrate that these will be of a similar thickness to the existing windows, and as such avoids the unsightly thick appearance usually created by double glazed units. As such there are no objections to the proposed windows. However, details of final finish of the timber frames (ie. paint colour) should either be confirmed prior to determination, or conditioned accordingly. Document 'DRef 1053A Quinn' refers to the possible need for trickle vents within the window frames. Trickle vent would harm the simple external appearance achieved by mullion windows. As such this reference should either be omitted from proposed plans or be prevented via condition.

Doors:

While the application submits details of replacement doors, the heritage statement submitted has omitted assessment of the proposed replacement doors. In order to comply with NPPF para 207 the heritage statement should assess the potential significance of the existing doors and the impact of the proposed replacements. Therefore, I am unable to comment upon the proposed doors prior to receipt of an updated heritage statement.

It is also noted that the application does not confirm the colour finish of the proposed doors.

This information should be confirmed prior to determination, or controlled via condition.

Works within curtilage:

Works within the curtilage propose to increase the height of existing drystone walls, this is considered acceptable in accordance with elevation details shown in drwg ref 3292.008.

New proposed patio area considered acceptable. Subject to hardstanding matching the existing hardstanding.

The existing pedestrian gates are not considered to be original to the host building, as such there loss does not harm the listed building. However a solid infill to the proposed iron gates may not be acceptable. Further information should be required regarding the finish and appearance of the proposed 'solid infill;' prior to determination.

Conclusion:

In conclusion additional information should be required prior to determination to ensure that the listed building is not harmed. At present I am unable to support the application until the relevant additional and revised information has been received. Without the required clarification the impact upon the heritage asset cannot be satisfactorily determined.

For clarity the following revisions and additional information are required:

- Revised heritage statement to address proposal for replacement doors.
- Proposed colour for all windows and doors proposed.
- Omission of reference to potential trickle vents within window details.

- Clarification regarding proposed 'solid infill' of gates.

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](#)

A close-up of a logo? ? Description automatically generated



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>
