From:	Rachel Robinson
To:	Planning Comments (HPBC)
Cc:	James Stannard
Subject:	HPK/2024/0497 - The Barn Simmondley Village
Date:	24 January 2025 14:19:31
Attachments:	image001.png

Please see comments for HPK/2024/0497 below.

HPK/2024 0497
No Objection - subject to recommended condition

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The existing lean-to extension is of poor quality, and does not contribute to the conservation area. The proposed replacement offers a more in keeping extension of a moderate scale and natural stone to match the host dwelling. As such there are no heritage objections in regards to the proposed extension.

It is further proposed to replace the existing roof (reproduction stone slate) with greys diminishing reproduction stone slate. The Simmondley Conservation Area Character Apprisal states ' The local stone slate has a distinctive fissile and uneven texture, which has led to a highly unified appearance and strong characteristic. However, there have been a number of replacements in artificial slate, which have diluted the character of the hamlet.' and continues that 'the dominant architectural character comes from a unified roofscape; traditional stone slate roofing materials and stone chimney stacks'. As such stone slate roofs are a key contribution to the conservation area. As the original stone slate has already been lost for a reproduction slate, there is no objection to the replacement in principle. However, to ensure that the roofscape of the conservation area is not further harmed it is recommended that a condition is applied to ensure that the chosen reproduction stone slate is acceptable.

- Prior to the commencement of works samples of the proposed roof tile shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
  Reason:- To prevent further harm to the conservation area in accordance with 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
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