

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0442 & HPK/2024/0444 - Hollin Knoll, Long Lane, Martinside, Chapel-en-le-Frith
Date: 07 January 2025 15:35:04
Attachments: [image001.png](#)

Please see below comments from Conservation Officer relating to HPK/2024/0442 and HPK/2024/0444

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
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 <rachel.robinson@highpeak.gov.uk>
Sent: 07 January 2025 11:38
To: James Stannard <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2024/0442 & HPK/2024/0444 - Hollin Knoll, Long Lane, Martinside, Chapel-en-le-Frith

Hi James,

Please see comments below.

Objection

Less than substantial harm and lack of information

-

The application relates to a barn within the curtilage of the grade II listed Hollin Knoll. The small barn currently has an appearance reflective of its nature as a small ancillary outbuilding. The applications propose to convert the barn, without extending the existing structure. There are no heritage objections to the conversion of the barn into accommodation in principle, however, there are concerns regarding the proposed plans before me.

Windows:

The existing windows do not appear to be original to the barn, as they are of a mismatched nature, indicating previous repair and replacement. The proposed windows have an overly domestic appearance, due to the 6 over 6 design. The proposed windows appear to have responded to the domestic sash windows of the host dwelling. This gives the barn an overly residential appearance, which fails to retain the visual appearance of an ancillary barn. Proposed windows should be simple in design, in order to retain the appearance of the building as an ancillary outbuilding.

Details of the large window to the front elevation are also requested. Confirmation is regarding material and finish of frame, as well as confirmation as to opening type if not fixed.

Rooflights:

Minimal details have been provided regarding the proposed rooflights. Any rooflights installed should be of a conservation style. Confirmation of this should be requested prior to determination, or a pre-installation condition attached to any subsequent approval.

Wall treatments:

Blue marking on the proposed floor plans suggest the use of an internal insulation, however, no details of this appear to have been submitted. Details of the type of insulation and method of fixing should be required, to ensure no harm comes to the building.

If the external walls are to be treated in anyway this should be included within the application.

In conclusion, the application proposes the installation of inappropriate windows, of an overly domestic appearance. The barn should remain visually readable as an ancillary barn, as not to alter the setting of the listed Hollin Knoll. As such the proposal results in less than substantial harm to the heritage asset. Furthermore, the application lacks details in regards to proposed rooflights and wall treatments. In the absence of this additional information I cannot be confident that these elements of the proposal will not harm the building.

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

Mob: **07581044968**

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

From: James Stannard <James.Stannard@highpeak.gov.uk>

Sent: 06 January 2025 16:18

To: Rachel Robinson <rachel.robinson@highpeak.gov.uk>

Subject: HPK/2024/0442 & HPK/2024/0444 - Hollin Knoll, Long Lane, Martinside, Chapel-en-le-Frith

Hi Rachel

Happy New Year, and I hope you had a lovely break over the Christmas break.

I've not yet had comments on the above full planning and LBC applications to convert an outbuilding to ancillary living accommodation.

Photos on file.

It would be great if I could get comments on this one as soon as possible please. I don't see too much wrong with it apart from perhaps the design of the fenestration(?) but I'll reserve judgement until you've commented.

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
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

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>

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>
