



**Stabling
Bowden Hall
Bowden
SK23 0QP**

Heritage Statement

Design and Access Statement

Ref: 081/2025

February 2025

Stabling at Bowden Hall, Bowden

Heritage Statement

Design and Access Statement

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Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

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Executive Summary

We are instructed by clients to prepare a Heritage Statement and Design and Access Statement in respect proposed development at the Stable Block & Coach House, Bowden Hall, Bowden SK23 0QP

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Built heritage assets which may be affected comprise:

- The site is a Grade II listed building - a designated asset.
- Elements of the wider site are listed, either individually or as curtilage buildings – these are designated assets.

Nearby designated and undesignated assets include buildings in proximity.

Conclusions

- The site is a Grade II designated heritage asset. The site is within the vicinity of listed buildings (LBs) and NDAs.
- The proposed development seeks Planning Permission and Listed Building Consent (part retrospective) for internal and external works to create 3 No dwellings with parking and landscaping.
- The building has been much changed in its life, with modern additions and the part implementation of a scheme of conversion dating from 2007. The internal reconfiguration makes the best use of available resources and the beneficial use of a heritage asset with habitation ensuring its on-going maintenance and investment constitutes a public benefit.
- Overall, it is determined that the proposed development will result in a neutral/positive impact on the site and will preserve its significance.
- Through use of complementary materials and considered design, there will be visually neutral impact on the designated and non-designated heritage assets nearby.
- By virtue of limited intervisibility, relative disposition and intervening domestic forms, the development will have no material impact on the setting or significance of any other heritage assets in the wider vicinity. The development also will not feature in any long distance or key views, resulting in a visually neutral impact.
- The proposed development would not detract from the character and appearance of the street group and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- The design does not constitute an over development and is determined that the works are necessary to ensure the optimum viable use for the site.
- The clock will remain in situ.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by clients to prepare a Heritage Statement and Design and Access Statement in respect proposed development (part retrospective) at the Stable Block & Coach House, Bowden Hall, Bowden SK23 0QP. The site is within the High Peak Administrative area.
- 1.1.2 This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.
- 1.1.3 Built heritage assets which may be affected comprise:
- The site is a Grade II listed building - a designated asset.
 - Elements of the wider site are listed, either individually or as curtilage buildings – these are designated assets.
- 1.1.4 Nearby designated and undesignated assets include buildings in relative proximity.
- 1.1.5 The site is not in a Conservation Area. There is a TPO covering the majority of the wider estate.
- 1.1.6 The proposed development seeks Planning Permission and Listed Building Consent (part retrospective) for internal and external works to create 3 No dwellings with parking and landscaping.
- 1.1.7 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.8 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2025) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.9 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.
- 1.1.10 Archaeology is scoped out of this report.

1.2 Designated Heritage Assets

- 1.2.1 The site is a Grade II listed building, LEN 1088048, described as 'Stabling at Bowden Hall'.

1.3 Conservation Area

- 1.3.1 The site is not within a Conservation Area (CA)

1.4 Nearby Designated Assets

- 1.4.1 The term “immediate vicinity” relates to the asset’s distance to the site, its relative proximity, and key views to the site, therefore any heritage assets which do not meet these criteria are scoped out of consideration as there will be no impact on their setting or significance.
- 1.4.2 There are listed buildings (LBs) within the immediate vicinity of the site (Figure 2), which have the potential to be impacted on development, due to their proximity to the site.
- 1.4.3 LBs in the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

1.5 Non-designated assets (NDA)

- 1.5.1 According to the LPA there are NDAs within the vicinity.
- 1.5.2 These and NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

1.6 Setting

- 1.6.1 There is nothing to suggest that appropriate change within the setting of the group will affect the contribution to significance of the assets nor be harmful, as a principle.

1.7 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.

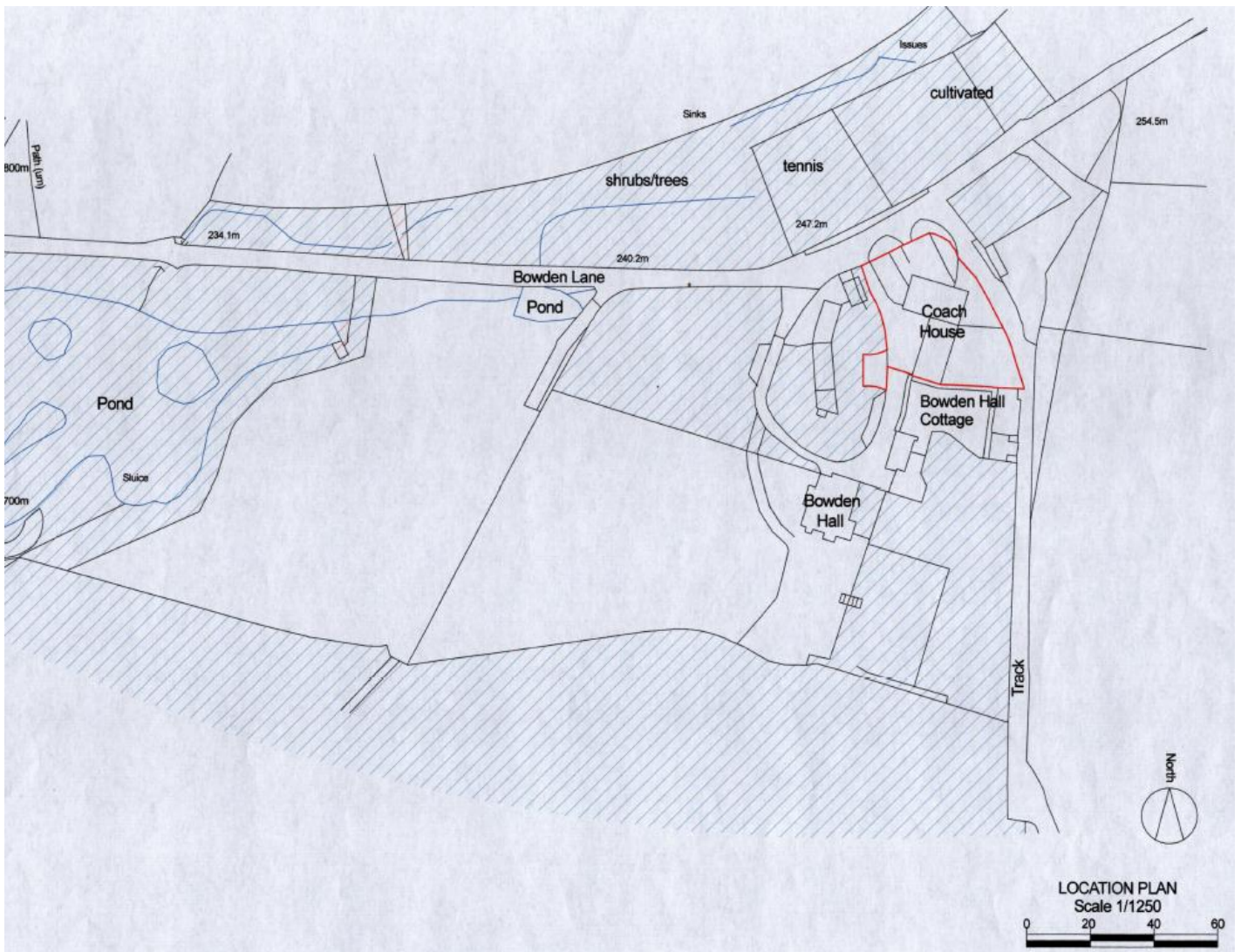


Figure 1: Site location, site outlined in red (TG 2025)

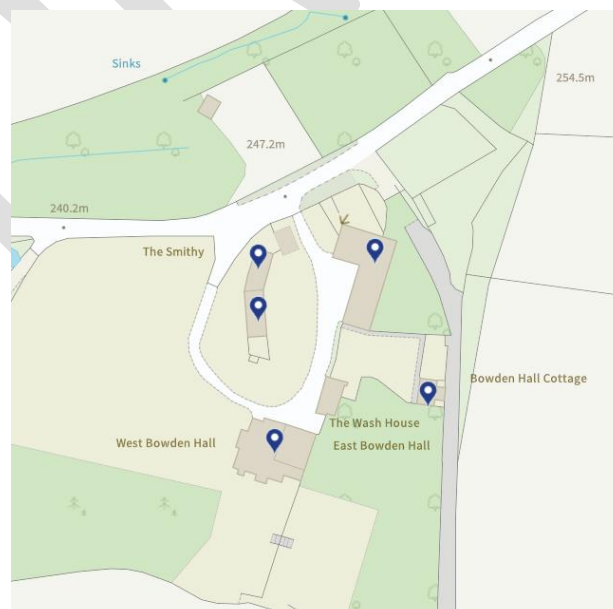


Figure 2: Nearby LBs

2 Site and Environs

2.1 Site

- 2.1.1 The site is situated on Bowden Lane at its junction with a public footpath, just to the south of the boundary of the Peak National Park. The stables form the northernmost element of the group comprising The Smithy, The Wash House, West and East Bowden Hall, Bowden Hall Cottage and the Cartshed/kennels.

2.2 Designated Heritage Assets

- 2.2.1 The site is a Grade II listed building, part of a group centred on the Hall.



Stables form the NW (Dunford D 2017)

- 2.2.2 The group comprises:

Stabling at Bowden Hall

Grade: II

List Entry Number: 1088048

Date first listed: 21-Apr-1967

GV II Stable block. Early C19. Coursed, squared, gritstone. Ashlar dressings and rusticated quoins. Hipped slate roof with leaded side ridges and stone top ridge. Stone ridge stacks with decorative bands. Off-centre bellcote, domed top with ball and steeple finial, set on four thin wooden posts. Three storeys, L-plan, five bays.

West elevation - four window range with advanced northern bay. Main range has five blocked rectangular openings with inset semi-ovoid windows. Small pane fenestration. Between southernmost windows, a high doorcase with quoin surround. Plank door with plain fanlight over. Similar, smaller door between northernmost windows. Set slightly off-centre double plank doors in segmentally headed arch. Rising from all but middle window, four partly blind openings. Small paned fixed windows in top of openings, except one which has glazed door. Above, four small paned windows. Centrally placed clock face with chamfered stone surround just below eaves. Northern bay has blank west wall. Considerable quantity of original bottle glass survives in the windows.

- 2.2.3 It is not clear when this building was last inspected for listing purposes; The Smithy was more recently inspected:

The Smithy

Listed Building Grade: II

List Entry Number: 1088049

Date first listed: 21-Apr-1967

Date of most recent amendment: 12-Apr-1984

GV II Former outbuilding. C18. Coursed gritstone rubble with quoins. Hipped stone slate roof with stone ridges. Central stone ridge stack with decorative bands. Two storeys, two bay. West elevation to road - two three-light recessed and chamfered, mullioned and transomed, windows. Above two low three-light recessed and chamfered mullion windows with leaded lights. East elevation has two doorcases with large flush jambs, lintels and imposts. Plank doors. Cantilevered stone staircase to central door above. Also with plank door.

Interior - ovolo moulded beams to ground floor. Remains of bread ovens. Roof timbers mostly C20.



The Smithy from the NW (Dunford D 2017)

- 2.2.4 This heritage asset directly opposite the site to the west. To its south:

Cartshed to northwest of Bowden Hall

Listed Building Grade II

List Entry Number: 1334797

Date first listed: 21-Apr-1967

Date of most recent amendment: 12-Apr-1984

GV II Cartshed, now disused. C18. Coursed gritstone rubble with quoins. Hipped stone slate roof with stone ridges. Single storey, three bays. Open arcade to east side with two large square piers on massive stone bases. Timber lintels. Other walls blank. Roof timbers incorporate some reused crucks.



The Cartshed from the North (Dunford D 2017)

- 2.2.5 Opposite this asset is The Wash House (Curtilage listed) with Bowden Hall Cottage (separate ownership) beyond it to the east.) Bowden Hall Cottage(LEN1088047) is described as:

GV II Cottage. Early C19, Coursed gritstone rubble with quoins. Flush gritstone dressings. Stone slate roof. Rock faced gable end stone stacks. Two storeys, two bays.

West elevation - off-centre doorcase with flush lintel and jambs. Plank door. Adjacent to north two-light flush mullion window with arched leaded lights. Similar larger window to south. Two similar windows above. Included for group value.



Bowden Hall Cottage (Client)

- 2.2.6 Bowden Hall (LEN 1334796) lies to the south of the group. It is described as :

GV II House, c1844. Architect - Richard Lane of Manchester. Gritstone ashlar. Slate roofs

with leaded ridges. Elaborately banded and chamfered stone side wall and ridge stacks. Moulded stone coping to gables.

Two storeys, plus attics, three bays, in Tudor Gothic style. South elevation - double gabled facade with central advanced two storey gabled porch. Four-centred arched doorcase in porch with deeply chamfered surround. Moulded dripmould over, continued to side to form stringcourse. Quadripartite vault with central foliate boss. Similar inner doorcase with glazed double doors with cusped tracery panels. Fanlight with similar style tracery over. To east, tripartite window with margin light sashes and dripmould over. To west, canted bay window with similar sashes on three sides. Low parapet wall with moulded copings over. Above, in porch, four-centred arched, two-light window with dripmould. Margin-light sashes. Similar flat headed window to east and two similar to west. In east gable, a blank plaque; in west gable, single light window. To extreme east, a later extension in sympathetic style.

Interior in same style - cast iron cusped baluster staircase. Fireplace with four-centred arch and cusped panels to sides.

- 2.2.7 The Hall has been sub-divided into 'West' and 'East' without detriment to its significance.



Bowden Hall from the west (D Dunford 2016)

- 2.2.8 There have been a significant number of planning/LBC applications across the group since 2007 when the original application for the stables block was approved, without apparent detriment to significance. Change must be seen as a facet of the character of the place.

2.3 Conservation Area

- 2.3.1 The site is not situated within a Conservation Area (CA).

2.4 Archaeology

- 2.4.1 Archaeology is scoped out of this report.

2.5 Non-designated assets (NDAs)

- 2.5.1 There are NDAs within the immediate vicinity which are of low significance, as a baseline. NDAs in the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.



Figure 3: Google Earth (2022)

2.6 Setting

- 2.6.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2023 Glossary).
- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.6.4 The contribution of setting to the significance of assets is an important consideration. The intimate settings of the components of the group, arguably, are contiguous and as such contribute as a group to the significance of the whole.
- 2.6.5 The proposed development will enhance the setting of the group by virtue of investment in the historic fabric and ongoing maintenance of the beneficial optimum use.

3 Significance

3.1 Planning History

- 3.1.1 A review of the LPA website reveals very many recent planning/LBC applications for the site.
- 3.1.2 The most relevant are HPK/2007/0220 and PK/2007/0221 which have been partially implemented.

HPK/2007/0220

DESCRIPTION: Listed Building Consent For Conversion Of Outbuildings To 5 No. Dwellings

DECISION: APPROVED

DECISION DATE: 30/05/2007

HPK/2007/0221

DESCRIPTION: Resubmission Of HPK/2006/0794: Conversion Of Outbuildings To Five No. Residential Units

DECISION: APPROVED

DECISION DATE: 30/05/2007

- 3.1.3 Subsequent applications focussing on the Stables and Coach house have included
- HPK/2007/0221 - New Access Staircase from Ground Floor to First Floor involving no change of use and minimal loss of fabric – approved
- HPK/2018/0617 - Listed building consent for Alteration to rafter and truss (internal) – approved.
- HPK/2021/0634 - Listed Building Consent for Rooflights to stables (retrospective) – refused and dismissed on appeal.
- 3.1.4 The applicant has been in discussion with the officers of HPBC to resolve issues arising. These applications represent the culmination of those discussions.

3.2 Change

- 3.2.1 Taking the site as a whole, there has been a pattern of change. Organic and incremental changes are likely to continue and also indicates that appropriate change is acceptable. Change is a facet of the character of many mature heritage assets; it is very much the case here.

3.3 Statement of Significance

- 3.3.1 The determination of the significance of historic assets is based on statutory designation and/or professional judgement against 4 'values' (English

Heritage/Historic England - 2008/2015/2019) restated in the advice document *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Advice Note 12*.

3.3.2 The 4 values are:

- Evidential value
- Aesthetic value
- Historical value
- Communal value

(This is refined by National Planning Policy Guidance (PPG), last updated in 2025).

3.3.3 The site is a Grade II designated heritage asset and is of **medium significance**, as a baseline. Due to the extensive nature of previous development, it has evidential value, even with some of its original fabric having been altered. The building does retain some historical value due to its age which contributes to its overall significance. Whilst the building has been the subject of change over time, elements retain aesthetic value. There is strong group value with the other buildings adjacent.

3.3.4 The other buildings in the group are designated heritage assets of **medium significance**, as a baseline. It is clear that the group has evidential and historic values which contribute substantially to overall significance.

3.3.5 Whilst the site has been the subject to change over time; generally, the overall significance of these assets has remained unharmed.

4 Impact of Development

4.1 Proposed Development

- 4.1.1 The proposed development is detailed on the submitted plans and comprises internal works to facilitate the change of use (part implemented), revising the number size and configuration of rooflights, refurbishing windows and doors, reorganising parking and limited hard and soft landscaping (please refer to the application package for detailed plans).
- 4.1.2 The proposed works were discussed in principle by the Case Officer and Conservation Officer through the pre-application process. A level of agreement was reached.

4.2 Impact on the Site

- 4.2.1 The building has been modified throughout its life. The internal reconfiguration proposed is respectful, proportionate, appropriate and in all represents the optimum viable use for the building.
- 4.2.2 As far as possible the works are like for like in nature; materials will be salvaged and reused on site wherever possible thereby maximising the legacy of the building's fabric whilst minimising the amount of waste material to be dealt with. This will result in a **neutral impact** on significance. Installations such as conservation rooflights, thermal upgrading and refurbishing with sympathetic materials will also result in **neutral impact**.
- 4.2.3 Sympathetic repair works and the replacement of modern interventions with traditional solutions will result in a **positive impact** on significance.
- 4.2.4 The site retains evidential value. It is determined that the site derives most of its significance from its aesthetic and historic values. It can be argued that the aesthetic value is largely associated with the exterior, this is a key aspect of the building in which much of the contribution to setting and group value is derived.
- 4.2.5 Overall, it is determined that the proposed development will result in a **neutral/positive impact** on the site and will preserve its significance. The design does not constitute an over development and is determined that the works are necessary to ensure optimum viable use and investment going forwards.

4.3 Impact on Designated Assets

- 4.3.1 Through considered design, there will be **visually neutral impact** on the designated heritage assets within the site's immediate vicinity and the development will preserve their significances and settings.
- 4.3.2 By virtue of lack of intervisibility, relative disposition and intervening urban forms, the development will not be within and therefore have no material impact on the setting of any other designated heritage assets in the wider vicinity. The development also won't feature in any long distance or key views, resulting in a **visually neutral impact**.

4.4 Impact on Conservation Area

- 4.4.1 The site is not within a conservation area.

4.5 Impact on Non-designated Assets (NDAs)

- 4.5.1 Through considered design, there will be **visually neutral impact** on significance and setting.
- 4.5.2 By virtue of lack of intervisibility, relative disposition and intervening urban forms, the

development will not be within and therefore have no material impact on the setting or significances of any other NDAs in the wider vicinity.

4.6 Setting

- 4.6.1 Through the use of considered design and complementary materials, it is determined that there will be a **neutral/positive** impact on the setting of the group and the development will preserve its significance.

4.7 Commentary

- 4.7.1 There has been change over time, however the significance of the group remains unharmed. The development subject to this application does not take on-going change beyond the tipping point.
- 4.7.2 Change is part of the character of most long-standing heritage assets, as is the case here.

4.8 Harm

- 4.8.1 The NPPF, at paras 205-214 refers to harm to the significance of designated and non-designated heritage assets.
- 4.8.2 It is considered that the proposal will cause no harm to the significance of any asset; there will be change, but overall that change will be neutral/positive. As there is no harm there is no duty to prove public benefit, etc.
- 4.8.3 Overall, the proposal will represent an enhancement through use of complementary materials and considered design.

4.9 Design and Access

Design

- 4.9.1 The design is respectful, appropriate, proportionate and respect of the subject heritage asset. The finished scheme will be fully fit for purpose and constitute an enhancement. Being the optimum viable use for the building will ensure longevity and investment in the fabric going forwards.
- 4.9.2 Any historic fabric disturbed in the process will be repaired accordingly. Any surplus material will be reclaimed for reuse on site, either supplementing repairs or as a last resort, hardcore, etc.

Access and Accessibility

- 4.9.3 The site is situated off a public road. There are not enough potential difficulties to justify a travel plan.
- 4.9.4 The A6 is a major route, which in effect by-passes the town and dislocates settlements to the east, around it.
- 4.9.5 The development is of a scale and nature that will be served by private transport in the main, although it is possible to walk into the town without difficulty – the nearest food outlet being on the A6 roundabout off Bowden Lane (1.5km to the west).
- 4.9.6 As the development is not within a conservation area there is no duty to preserve or enhance, however it is considered that the proposal will preserve the appearance and character of the area in general and impact will be neutral/positive.
- 4.9.7 It is considered that the proposal would be no better nor worse in terms of road safety and the safe operation of the road network.

- 4.9.8 In terms of accessibility, the surrounding and nearby landscape is fairly difficult to use if less than able, given the underlying topography, although this can also be an advantage – the kitchen/dining/study area, for instance, has a much-improved pedestrian access by virtue of position and relationship to the footpath level to the west side of the path.
- 4.9.9 Overall, there would be a slight improvement in accessibility than previously but realistically one would have to say that the situation will be no better nor no worse.

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5 Photos

5.1 Photos



Plate 1 © Rear Elevation



Plate 2 © Stone Plaques



Plate 3 © Arch doorway



Plate 4 © Blocked window



Plate 5 © Window 2017



Plate 6 © Gable 2017

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The site is a Grade II designated heritage asset.
- 6.1.2 The site is within the immediate vicinity of listed buildings (LBs) and NDAs.
- 6.1.3 The proposed development includes internal and external alterations to create 3No. dwellings (part implemented) with parking and landscaping.
- 6.1.4 The building has been modified in its life. The internal reconfiguration is carefully achieved; there will be an immaterial loss of historic fabric.
- 6.1.5 Many of the works are like for like in nature which will result in a **neutral impact** on significance. Installations such as conservation rooflights, thermal upgrading and resurfacing utilise sympathetic materials which will also result in **neutral impacts**.
- 6.1.6 Sympathetic repair works will result in a **positive impact** on significance.
- 6.1.7 Overall, it is determined that the proposed development will result in a **neutral/positive impact** on the site and will preserve its significance.
- 6.1.8 The design does not constitute an over development and is determined that the works are necessary to ensure the optimum viable use.
- 6.1.9 Through use of complementary materials and considered design, there will be **visually neutral impact** on the designated and non-designated heritage assets within the site's immediate vicinity and the development will preserve their significances and settings.
- 6.1.10 By virtue of lack of intervisibility, relative disposition and intervening urban forms, the development will not be within and therefore have no material impact on the setting or significance of any other heritage assets in the wider vicinity. The development also won't feature in any long distance or key views, resulting in a **visually neutral impact**.
- 6.1.11 The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential and commercial amenity of neighbouring occupants.
- 6.1.12 The design does not constitute over development and is determined that the works are necessary to ensure the optimum viable use for the site.
- 6.1.13 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

7 Planning and Heritage Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2023 and again in December 2024.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 202-221 inclusive refer:
202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets,
and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation
of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local
character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic
environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this

evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7.3 Local Policy

The Local Plan

The Local Plan is the most significant planning policy document that the Council prepares. It sets out the vision for future development in the borough, identifies what areas should be developed, and what requirements and standards developers should meet in their proposals.

Neighbourhood Plans

Neighbourhood planning allows local groups to come together to prepare a local level plan for their area. Neighbourhood plans that have gone through all the necessary stages of production and a local referendum are used by the council alongside its own planning documents to make decisions on planning applications in a particular area.

Chapel-en-le-Frith has a 'made' NHP.

Supplementary Planning Documents

Supplementary Planning Documents provide further policy guidance on some of the policies in the adopted Local Plan.

BNG - for a variety of reasons we consider that PNG does not apply.

8 Methodology

- 8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

VERY HIGH	· World Heritage Sites · Other buildings of recognised international importance
HIGH	· Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	· Some Grade II Listed Buildings · Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations · Conservation Areas containing buildings that contribute significantly to its historic character · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	· Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLECTIBLE	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLECTIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from *Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)*

