

From: [Reuben Thorpe \(Place\)](#)
To: [Planning \(HPBC\)](#); [Jennifer Robb](#)
Cc: [Steve Baker \(Place\)](#)
Subject: APPLICATION: HPK/2025/0033: Archaeology
Date: 31 March 2025 13:52:11

APPLICATION: HPK/2025/0033

LOCATION: Padfield Brook House, Little Padfield, Glossop

PROPOSED DEVELOPMENT: Replacement of existing windows and formation of single storey side extension to dwelling

Dear Jennifer

Thank you for consulting on this application.

The proposed development overlies the site of a former cotton mill, built in 1793 by Robert Lees and known as Little Mill recorded as an heritage asset on the Derbyshire HER (MDR11452). Padfield Brook House appears to date from this date and to be associated with the mill (the managers house) as such it too is regarded as a heritage asset. The site also lies within the Padfield Conservation Area (DDR7080). I note the inclusion of a heritage statement with the application, unfortunately this does not meet the required standard of NPPF 207.

Please seek the advice of your Buildings and Conservation Officer regarding the standing building, the conservation area and proposed alterations as well as on whether there is any need for standing building recording.

In so far as it affects my area of concern. The extension is to be built over part of the former mill, given that the mill buildings were not grubbed out in 1961 and that some still partially survive, it is likely that there will be an impact from groundworks, foundations, the floor slab and any new associated services, on underlying archaeology. While this should have been flagged in the heritage statement, and the depth, extent and degree of impacts signalled and described. In the absence of such a HA I advise that there will be archaeological impacts from the proposed development. Should you be minded to grant consent you should attach a condition under Para 218 of NPPF, the wording of which should read.

“No development shall take place until a written scheme of investigation (WSI) for archaeological monitoring and recording has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”

Any WSI should be compiled by a suitably experienced heritage professional employed to undertake the works, and be undertaken to recognised industry standards.

I hope that this is helpful

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | Development Control Archaeologist |

Conservation Heritage and Design Service | Place | Derbyshire County Council |

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