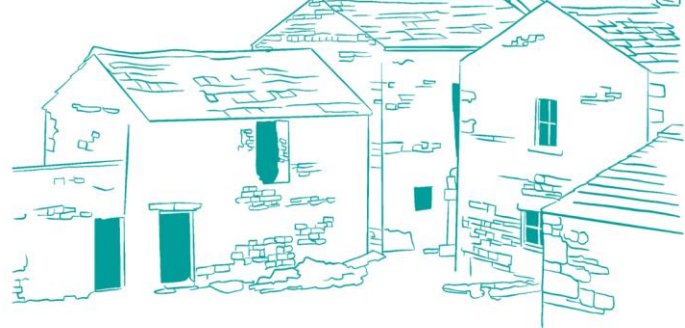




A National Amenity Society

Mr James Stannard
Planning Case Officer
High Peak Borough Council
By email: planning@highpeak.gov.uk

14th April 2025

**Stables and Coach House, Bowden Hall, Bowden Lane, Bowden, Chapel-En-Le-Frith,
Derbyshire, SK23 0QP. Application No. HPK/2025/0075**

Dear Mr Stannard,

Thank you for notifying the Council for British Archaeology (CBA) about the above application, based on the information supplied with the application, we offer the following observations and advice to assist your authority in determining the application.

Significance

The national importance of the application site is established by its designation as a Grade II building (NHLE No. 1088048). It is an early 19th century stable block with external architectural details that distinguish its polite appearance as a key component to the setting of Bowden Hall, also listed at Grade II (NHLE No. 1334796). It is not possible to understand the extent of survival of historic fabric and internal fixtures and fittings from this application. Along with its plan form these will contribute to the building's significance.

Three other structures within the immediate setting of the application site are also individually designated. These are The Smithy (Grade II, NHLE No. 1088049), the Cartshed (Grade II, NHLE No. 1334797) and Bowden Hall Cottage (Grade II, 1088047). The historical relationship between these buildings establishes their group value. Their separate individual designations identifies that they each have special interest, the sensitivity of which needs to be considered as part of any planned change to their setting.

Comments

Whilst the CBA support the adaptation of this stables building to a residential use, the application documents fall short of the requirements set out in chapter 16 of the NPPF for conserving significance in the historic environment.

The lack of detail about the existing building, the fabric which would be impacted by the proposals or consideration of the impact of external alterations on the group value and setting of neighbouring listed buildings renders the 'Heritage Statement' not fit for purpose in its failure to meet the requirements of NPPF paragraph 207. This lack of detail also compromises your LPA's ability to discharge the duties placed on you by NPPF paragraph 208 to minimise any conflict between the proposals and significance of impacted heritage assets.

The List description notes the survival of a considerable quantity of bottle glass in the building's windows. This, as well as the quantity of apertures means that the windows contribute to the significance as well as character of the building. All but two of the existing windows are proposed for replacement with no condition inventory or justification for the removal of so much historic fabric, failing to meet the requirements of NPPF paragraph 213.

Along with the creation of domestic curtilages the wholesale replacement of historic windows will alter the setting of the neighbouring listed buildings, which is in no way considered.

There are many unanswerable questions from the information that currently supports these proposals. These include; The building's form is a representation of its historic function. How will its subdivision and the proposed alteration to ceiling heights impact this historical and architectural value? How are harmful impacts to the building's legibility as a stables and coach house being minimised? The application notes these proposals are partly retrospective. What are the works that have already been undertaken? Significant architectural details to the building include a bell tower and clock. How will they be managed as part of these proposals? NPPF paragraphs 210 and 212 will be relevant in this regard.

To convert these stables into houses their thermal efficiency will need to be improved. To ensure this does not detrimentally impact the historic fabric it is essential that any materials introduced into the built envelope operate symbiotically with the historic fabric. Drawing 115 notes 'tanking and insulation to existing walls'. There are no details of the materials proposed for these works. The use of impermeable materials could cause considerable harm over time. Suitable materials should be 'breathable'. Historic England have produced helpful guidance on [retrofitting historic buildings for thermal efficiency](#), which we advise should inform the specification for methods and materials to be used at this site.

Recommendations

The CBA believe this application lacks the sufficient understanding of the building's significance or consideration of the impacts this scheme of works on the site's significance for it to be positively determined in its current form. We therefore recommend that the application should be



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withdrawn, revised and better detailed in order to meet the requirements set out in the NPPF for managing change to listed buildings.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.

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