



High Peak Borough Council

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Application number

HPK/2025/0074

And

HPK/2025/0075

Site location

Bowden Hall Bowden Lane
Bowden

Proposal

Listed Building Consent for conversion to 3 dwellings, internal and external works, parking and landscaping (part retrospective)

Conservation Advice

Date: 23/04/2025

Heritage Asset:

Bowden Hall – Grade II
Cartshed to northwest of Bowden Hall – Grade II
The Smithy – Grade II
Stabling at Bowden Hall – Grade II
Bowden Hall Cottage – Grade II

Summary of Significance

The application relates to the Stabling at Bowden Hall, a three-storey, L-shaped building located within the Bowden estate. Buildings within the Bowden estate have been listed individually, owing to the individual value of each. However, it is important to understand the complex of listed buildings as a unit, as they each contribute positively to the setting of one another and the evolution of the Bowden Hall estate.

Assessment and Impact

The application relates to the conversion of the existing stable block into 3 dwellings. HPK/2007/0221 provided approval for a previous conversion scheme, which has not been lawfully implemented. The scheme before us now looks to right some of the previous harm caused through an alternative conversion scheme. This current scheme is assessed accordingly below.

Firstly, the heritage statement provided is considered insufficient. Sections 4.7 Commentary and 4.8 Harm are brief, providing no justification for the statements made. The Stables are not only of individual significance but contribute to the significance of neighbouring listed buildings within the Bowden Hall Estate. Insufficient assessment has been conducted as to the impact of converting the stables upon the wider estate and its significance. Minimal assessment has been provided as to the justification behind choices made within the proposal, demonstrating a lack of understanding as to the building significance and how the proposed scheme will retain this as unharmed. The applications therefore fail to comply with para 207 of the NPPF.



There is also inconsistency in regards to the 'existing' plans submitted. There have been a number of works which have been unlawfully completed. This included the installation of a number of rooflights, previously refused under HPK/2021/0634 (dismissed at appeal). 'existing plan' ref 104 shows no rooflights in place, while the proposed roof plan ref 109B shows alternative, more appropriate smaller rooflights. No plans or details have been provided in regards to making good the unlawful works. The current submission is therefore inaccurate and lacking. Full details of all unlawful works, and how these will be made good must be included. For example, how will existing unlawful roof openings be made good in an appropriate and unarmful manner.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2024)

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. (para 207)

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. (para 210)

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

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. (para 215)

Conclusions and Recommendations

In conclusion the application lacks completeness and as such the impact of the proposed works cannot be confidently determined. The application fails to supply an appropriately detailed heritage statement, the statement submitted lacks an exploration of the setting of the heritage asset, assessment of impact on nearby heritage assets and lacks a proper and details assessment and justification of the works being propose. The application therefore fails paras 207 and 213 of the NPPF.

Furthermore the submission lacks acknowledgement of previously unlawful works, fails to appropriately demonstrate how these works will be made good. There is no distinction on submitted plans as to clarify which works have already been completed, and which are proposed. The submission therefore lacks appropriate completeness and clarity. All listed buildings must be treated with due care and consideration, as such additional details are requested.

Therefore, appropriate amendments are requested to address the above concerns. Alternatively, if amendments are not forthcoming refusal is recommended. For clarity A list of required amendments is below. Any elements not mentioned within this list are not guaranteed support due to the current lack of information and justification submitted.

- Revised heritage statement including full exploration of the proposed scheme and relevant justification for all elements. Impact upon wider setting of the Bowden Hall estate must be considered.
- Clarification regarding in-situ unlawful elements, and how these will be addressed within the proposed scheme.

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High Peak Borough Council