



High Peak Borough Council

working for our community

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 – Amendments

Date: 28/05/2025

Assessment and Impact

These comments are based upon the plans received to supplement the original submission. Unfortunately the revised submission fails to successfully address the concerns raised by Conservation comments dated 23/04/2025. As such the applicant is advised to read the below comments in conjunction with comments dated 23/04/2025. For the purposes of clarity the conservation requirements of any subsequent submission are laid out below.

- A revised heritage statement. Due to the significance of the site, and previous unlawful interventions a revised heritage statement must fully assess the significance of the site, the impact of unlawful works and how these works will be appropriately remedied.
- A full schedule of plans including the site pre-unlawful works, the existing/current site clearly indicating which works have been completed to date, proposed plans clearly indicating how unlawful works will be remedied.
- A schedule of works including full details of how the unlawful works will be remedied. Plans alone are unlikely to provide sufficient details of the current unlawful works and how these will be remedied. The schedule of works should be completed by a competent person (as defined by the NPPF) and is expected to include full 'step-by- step' details of all remedial and proposed work.
- A full windows and door schedule detailing condition of existing windows and doors and how each window will be treated in detail.
- A full material schedule including details of all new materials to be used. For example the natural stone to be used in entrance way, external hard standing etc.
- Plumbing and wiring plans to indicate how proposed plumbing and wiring will interact with the historic fabric of the building.

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 (para.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 current revised submission lacks sufficient details to ensure that the proposed and remedial works will not harm the fabric or significance of the heritage asset. Refusal is therefore recommended on the grounds of insufficient information as detailed above.

Conservation Officer:
High Peak Borough Council