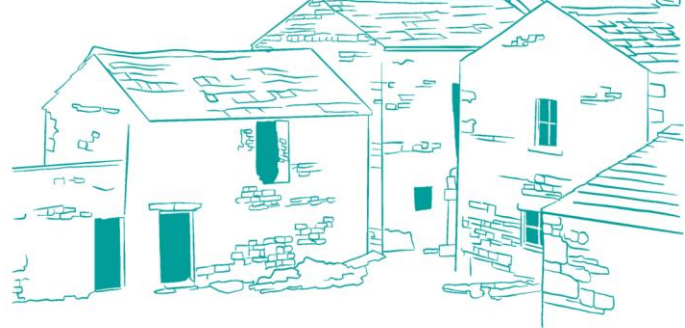




A National Amenity Society

Mr James Stannard
Planning Case Officer
High Peak Borough Council
By email:

1st October 2025

**Stables and Coach House, Bowden Hall, Bowden Lane, Bowden, Chapel-En-Le-Frith,
Derbyshire, SK23 0QP. Application Nos. HPK/2025/0075 & HPK/2025/0074**

Dear Mr Stannard,

Thank you for notifying the Council for British Archaeology (CBA) about the additional information that now supports this application. We offer the following comments and advice to assist you in the decision-making process.

Significance

The national importance of the coach house and stables at Bowden Hall is identified by its designation at Grade II (NHLE No. 1088048). Its historical form, as related to its designed function as an imposing coach house and stabling to Bowden Hall contributes historical and architectural interest to the site's significance. The important relationship between the two is expressed in the notable architectural quality and detailing to the coach house.

The phased construction of the coach house and legible adaptation of the building to meet changing requirements holds evidential value that also contributes to the site's significance. Early building fabric in the front range and Bay 7, identified as potentially relating to the earlier Bowden Hall, holds considerable evidential value, which warrants further investigation / additional understanding. Fabric and plan form from the two 19th century phases of work also contribute to the building's significance.

There is a strong sense of historic Estate character between the coach house and neighbouring properties (separately designated) that were conceived of as a group of auxiliary structures to the main hall. Their grouping alongside the circular driveway to Bowden Hall makes setting and group value important components to the significance of the application site and to considerations of the potential impact from alterations to the building.

Comments

The CBA are grateful to the applicants for the additional information submitted in support of these proposals. The CBA broadly support the conservation orientated approaches now detailed towards historic building fabric. The new Heritage Statement enables an improved understanding of the complexity of the site and its heritage interests (significance). However, inconsistencies between architectural drawings prevents an adequate assessment of the impacts these proposals would have on the site's significance. For example, Drg No WEBB 106 is a Proposed GF plan for conversion to three houses whilst WEBB 107 is a Proposed 1F plan for conversion to two houses. The Heritage Statement verbally identifies historically intact areas of the building, but without supporting photographs it is challenging to assess the impact of proposals on these areas. Can it please be clarified which drawings are the correct 'existing' and 'proposed' plans and elevations. Improved labelling would also be helpful.

The CBA are concerned that the subdivision as proposed into three (or two?) units has been superimposed onto the building without an understanding of its significance. The assessment of significance, undertaken since, has not been used to revise plans to reduce their harmful impact on the significance of the building.

Whilst we note permission was granted for three units in 2007, the HS notes this scheme has not been implemented as it was found to be fundamentally flawed rather than delivering a viable re-use. Current proposals also contain considerable compromises for domestic accommodation, including a shared front door for two homes and attic level lounges. Historic fabric will be impacted through the requirement to relocate staircases and alter floors / ceilings. We advise the application should be revised to reflect the improved understanding of the building's significance. Although this is a large site, achieving three large dwellings is clearly creating avoidable pressure on the listed building to adapt. Reducing the number of units or altering their comparative sizes should reduce the level of harm to the historic form and fabric of the coach house.

This application proposes rooflights which have already been refused retrospective consent and refused consent on appeal. The CBA advise these rooflights should now be removed as part of any consented scheme of works at this site. Application documents propose smaller, conservation style rooflights in the place of all but one of those extant. The CBA advise there are too many rooflights still proposed, which harm the character and significance of the listed building. We specifically object to any rooflights above the stone mullioned windows on the front elevation, which is especially jarring. The three proposed to the west (long) elevation appear likely to have minimal impact and may be achievable.

The CBA are also concerned about the impact the proposed scheme would have on the group value and shared setting of this and the four neighbouring Grade II listed buildings. The proposed site plan involves a



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wide dispersal of car parking which alongside the creation of domestic curtilages will impact the character and setting of all five listed buildings.

Recommendations

The CBA are not able to support this application due to inconsistencies between drawings as to what is being proposed. We further advise that harm to significance could and should be minimised through revisions based on the improved understanding of the site's significance, as detailed above. The character and shared setting of this group of listed buildings should be regarded as an important consideration to external landscaping. The requirements of NPPF paragraphs 212, 213 and 215 are not currently met. We believe your LPA's ability to meet the requirements of paragraph 208 is currently compromised.

In designing an appropriate scheme for the site, the CBA advise that any permissions granted in 2007 should not be viewed as extant but historic. The National Planning Policy Framework changed the planning decision-making criteria since 2012, whilst conservation philosophy has been radically altered since 2008. Harmful alterations to the building consented to in 2007 do not therefore set the bar for what could / should be granted LBC in 2025.

The CBA advise this application should be withdrawn and revised by the applicants or otherwise refused by your LPA.

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

Kind Regards,

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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