

Conservation Team Advice

Date: 29/10/2025

Application Ref: HPK/2025/0074 and 0075

Site Address: Bowden Hall, Bowden Lane, Bowden

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

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II - Stabling at Bowden Hall Setting of: Grade II – Bowden Hall Grade II – The Smithy Grade II – Bowden Hall Cottage Grade II – Cartshed to northwest of Bowden Hall
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice – Amendments

Amended Information

Received: 18/08/2025

812.1495.1 (08)001 Heritage Statement & Heritage Impact Assessment REV- P02

812.1495.1 (08)002 External Window and Door Schedule REV-P02

C40a Removal of Vegetation

C41 Repointing

C51b Repairing and Renovating – Timber

C52 Fungus and Beetle Eradication

F20 Repairs to Stone Walling

L10 Timber Sash and Casement Window Repairs

L40 General Glazing

M20 Plastered Rendered Coatings

SPAB – Lead Lights

Z21 Mortars

Drawing No. D-CRPM-01 Rev G

Drawing No. D-CRPM-02 Rev G

Drawing No. D-CRPM-03 Rev G

Drawing No. D-CRPM-04 Rev G

Received 11/09/2025:

812.1495.1 (08)003 Unit 01 Schedule of Internal Works_P01

812.1495.1 (08)004 Units 02 & 03 Schedule of Internal Works_P01

Received 27/10/25:

M60 Painting and Clear Finishing

C51a Repairing and Renovating – Timber REV A

Assessment and Impact

The schedule of internal works provides a detailed account of the proposed internal repair, renovation and remedial works when read in conjunction with revised plans received in May 2025 and the additional specifications provided. These details include exact material details within the relevant specifications which are considered to be acceptable in terms of heritage impact.

Details of remedial works to unlawful rooflights have been included within the revised heritage statement, Drawing No.s . D-CRPM-01, 02, 03, and 04 Rev G, and external door and window schedule. These remedial works are considered acceptable. The external door and window schedule also provide sufficient and acceptable details as to the treatment of all external windows and doors.

Plumbing and wiring details have been provided within the schedule of internal works. This confirms that wires and drainage will be fitted to new ceiling finishes, or surface mounted to historical fabric and made good with appropriate materials. This provides sufficient detail to ensure that the required plumbing and wiring will not harm the historical 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.

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment

Conclusions and Recommendations

In conclusion, the amended information addresses previous concerns regarding the level of detail included within the submission. The additional information has

facilitated a full review of the proposed scheme. It is considered that the proposed works and change of use will not harm the significance of the listed building. Therefore, there are no heritage objections to the scheme, subject to recommended conditions. A building record condition is recommended to ensure that the listed building is fully recorded prior to its conversion. An additional landscaping condition is recommended to protect the existing cobbles and setting of the listed building.

Recommended Conditions:

- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' [Level 1] has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- Prior to occupation a scheme details for the repair and retention of existing cobbles must be submitted to and approved in writing by the Local Planning Authority, the details of which shall be

Reason: To ensure that the setting of the listed building is maintained in accordance with Local Plan Policy EQ 7.

Conservation Officer: Rachel Robinson
High Peak Borough Council