

Dovedale Cottage  
Crossings Road  
Chapel en le Frith  
High Peak  
SK23 9RY

Date: 25.11.2025

Dear Sir / Madam

Re: Response to the consultation on planning application.

|                              |                                                                              |
|------------------------------|------------------------------------------------------------------------------|
| <b>Application number;</b>   | <b>HPK/2025/0443</b>                                                         |
| <b>Applications name;</b>    | <b>Kieran Murphy</b>                                                         |
| <b>Location;</b>             | <b>Lilac Cottage, Crossings Road<br/>Chapel en le Frith</b>                  |
| <b>Proposed development;</b> | <b>Listed building consent for internal alterations to Lilac<br/>Cottage</b> |

Having reviewed the existing plans and those submitted on the 12<sup>th</sup> November 2025, please find the following comments for consideration.

It must be noted that the proposed plans do not indicate any meaningful dimensions. Labelling and annotations are not conducive to correct interpretation of the plans. Some of the points (drawings) on the internal proposed plan, are clearly not accurate. It is concerning that responses are being requested on inaccurate plans.

#### **Proposed Elevations:**

- **Proposed 5 barred gate with sliding mechanism, presumably electric.**  
Consideration has not been made to me, the occupier of the middle cottage, Dovedale. Right of way to the rear of Dovedale Cottage is noted in HM Land Registry documents, which I hold and can share as necessary. Trades personnel also require access as necessary. A neighbouring property where a middle cottage requires the same access, has a separate, smaller single 5 barred gate in addition to the double 5 barred gate, allowing easy and non-restricted access for the occupiers in the middle cottage.  
To date my right of way has been either inaccessible or hazardous throughout the whole of the building works due to the excessive building debris which has been and continues to be a health and safety hazard. I strongly object to the 5 barred gate with sliding mechanism being installed unless another smaller gate is insitu. I must insist that my right of way across the drive and the rear of the house is protected.
- **Outbuilding.** It is noted there is sanitary wear being installed, it will be made into 2 rooms, but there is no indication of its use. Can it be confirmed that this will not be used for business purposes and ultimately what it will be used for?

- **Lighting.** Although not shown on the plans, but visible from the outside of the building, seemingly there will be 5 light fittings, 2 on the front of the house in line with the door and mullion, a further 3 on the gable wall in line with the windows. This seems excessive, and when lit will not meet the current ambiance of evening and night time of the Hamlet of Higher Crossings, nor will it support the carbon footprint.
- **Gable wall.** There is no reference to the paint colour or current necessary maintenance of the gable wall.

#### **Proposed internal plans:**

- **Load-bearing wall.** The submitted photograph and the application form clearly indicate that work without listed building consent has been carried out, which is concerning. It also indicates the work has been partially carried out on the party wall to Dovedale Cottage and where a Party Wall agreement has not been applied. The wall where the section has been removed is load bearing. Has a Historic Environmental Engineer been involved to calculate depth of stone lintel and the safe reduction of the wall? There are no calculations shown on plans to indicate this. If not, can assurance be made that this will be undertaken as soon as possible?
- **Main staircase to the 1<sup>st</sup> floor.** The proposed plan states the staircase will be reinstated to its original position. As the house is approx. over 300 years old, it is doubtful whether there are the plans available to confirm this and therefore it is just an assumption.  
The staircase is to be installed partially over the “new opening” and the top being sited in line with the door of bedroom 1. It must be assumed, therefore, the stairs will be much steeper than the staircase indicated in the original plan, and possibly not comply to building regulations.  
The proposed plan is unclear, it does not indicate how / where someone would disembark the stairs at the top. The staircase is drawn directly into the bedroom wall. This requires clarity to ensure no further works are to take place onto a party or supporting wall.
- **Additional staircase to loft-space.** Despite a staircase being added there is no indication of a doorway to nor what the use of the loft-space will be. Can it be assumed this will be used for bedroom 2? Thus, requiring strengthening of the floor and other works, including those to a party wall where a Party Wall agreement would be required.
- **Doors.** It is noted that there are no internal doors on the ground floor. If consent is given to install an additional staircase to the loft-space, a 2-storey house would become a 3-story. The lack of internal doors would be a fire risk, and a concern.

**Considering the historic nature of Lilac Cottage and the adjacent cottages, Dovedale and Western, some of the proposed plans, internal, external including the work to be undertaken and that already done without consent do not appear sympathetic to the Grade 2 listing.**

**Taking into account the extent of the structural work being undertaken to new openings in loadbearing walls and the potential strengthening of the floor of the loft space are**

**Building Regulations now applicable, and should the works overall be inspected by Building Control along with Listed Building Officers? I have considerable concerns about the ongoing plans / works and the potential risk of fire.**

Yours faithfully

Elizabeth Woodworth (Owner/ occupier Dovedale Cottage)