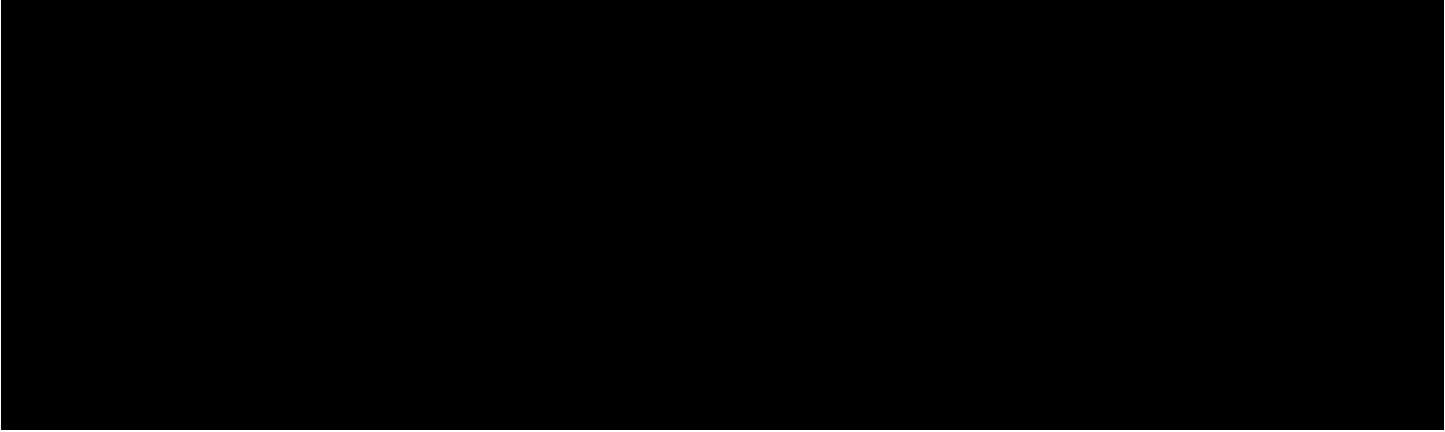
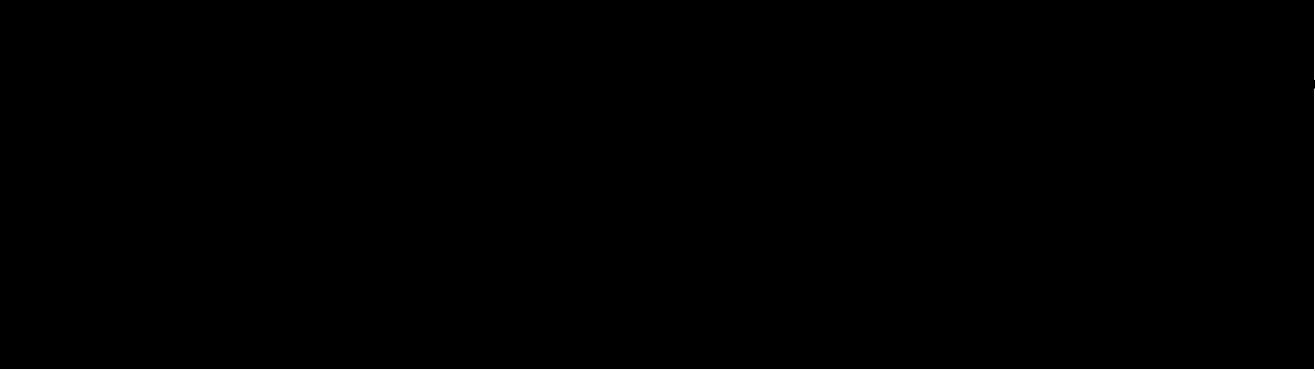
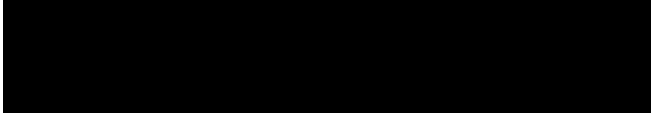






Subject: RE: HPK/2026/0128 - Laneside Farm, Laneside Road, New Mills

Hi James,

I am still concerned regarding the proposed siting of the bungalow and the impact on the setting of the listed Building. While the land is much lower than the footpath, the visual mass and impact of a bungalow will appear much more visually dominate than the existing stable and arena arrangement. The stables and arena are recessive, due to colour and placement, appearing 'at home' in the rural setting of a footpath and listed farmhouse. As there would have historically been small outbuilding in this area associated with the agricultural use of the listed farmhouse. The placement of a dwelling on this site will permanently sever this relationship, ultimately harming the setting of the Listed Building in an irreversible way as outlined in my original comments.

Reducing the impact on the footpath and views would have been one way to minimise this harm as we previously discussed. However, it would only minimise harm, not overcome it as the heritage value of the setting of a listed building goes beyond views and public vantage points. The relationship between the dwelling and its wider landscape is equally as important.

The interpretation of setting vs views/public perception of the Listed Building seem to have become confused. Historic England Good Practice Advise in planning Note 3: [The Setting of Heritage Assets](#) has a good explanation of "setting", and how these should be taken into account in decision making. Setting is partial derived from the assets "intangible associations with its surrounding and patterns of use", this is particularly relevant here, where the intangible connection to the former agricultural use of the Listed Building will be severed by the new dwelling. Setting is not synonymous with views, views only form one aspect of setting.

Having re-reviewed Historic England's guidance on setting and taking into account the response provided by the agent I maintain my previous objection to the scheme (NPPF para 215; less than substantial harm).

I note the agent's comments regarding amenity of future occupants, which I will not provide comment upon as these are not relevant to the historic environment.

Kind regards,

Rachel Robinson Conservation Officer

(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

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