

[REDACTED]

From: Reuben Thorpe (Place) [REDACTED]
Sent: 11 August 2026 14:41
To: James Stannard; Planning (HPBC)
Cc: Steve Baker (Place)
Subject: Application no HPK/2026/0296; HPK/2026/0297; Archaeology

[REDACTED]

APPLICATION : HPK/2026/0296. HPK/2026/0297

LOCATION : 87 Green Lane, Buxton

PROPOSED DEVELOPMENT : Proposed refurbishment, alteration and extension to dwelling. Listed building consent for proposed refurbishment, alteration and extension to dwelling.

Dear James.

Thank you for consulting on these applications which relate to proposed refurbishment, alteration and extension to dwelling (HPK/2026/0296) and Listed building consent HPK/2026/0297 for proposed refurbishment, alteration and extension to dwelling and alterations and extension at 87 Green Lane, Buxton.

This office offered advice regarding No 85 and 87 Green Lane under planning application (HPK/2019/0191) and again in 2021 on No 85. I have had sight of an updated WSI for *Building Recording and Archaeological Monitoring for No 85-87 Green Lane (Written Scheme of Investigation (Project Design) for Historic Building Recording of Structural Fabric & Archaeological Monitoring* updated June 2026.

In line with previous advice and taking note of the conservation officers advice from 2019 I would recommend, as per (HPK/2019/0191), that the following conditions be attached to any grant of planning permission for each of the above schemes: This under Para 218 of NPPF.

Historic building recording

a) "No development shall take place until a Written Scheme of Investigation for historic building recording has been submitted to and approved by the local planning authority in writing, until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision for post-investigation analysis and reporting
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the Written Scheme of Investigation for historic building recording approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured."

Archaeological Monitoring

"a) No development shall take place until a Written Scheme of Investigation for archaeological monitoring has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme and provision to be made for post investigation analysis and reporting;
3. Provision to be made for publication and dissemination of the analysis and records of the site investigation
4. Provision to be made for archive deposition of the analysis and records of the site investigation
5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for publication and dissemination of results and archive deposition has been secured."

Yours sincerely
Reuben

Reuben Thorpe, FSA, MCIfA, | Development Control Archaeologist |
Conservation Heritage and Design Service | Place | Derbyshire County Council |
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