

[REDACTED]

From: Steve Baker (Place) <[REDACTED]>
Sent: 01 September 2026 13:46
To: Stuart Talbot
Cc: Planning (HPBC)
Subject: RE: HPK/2026/0242 (Padfield Brook House, Padfield, Glossop)

Hi Stuart,
Many thanks for consulting on this planning application – unfortunately the consultation seems to have gone astray but I have assessed the application following your email below. We previously provided comments on HPK/2025/0033 for this site in 2025.

The proposed development overlies the site of a former cotton mill, built in 1793 by Robert Lees and known as Little Mill recorded as an heritage asset on the Derbyshire HER (MDR11452). Padfield Brook House appears to date from this date and to be associated with the mill (the manager's house) as such it too is regarded as a heritage asset. The site also lies within the Padfield Conservation Area.

The walls proposed for removal relate to the mill complex and represent outbuildings associated with mill and/or manager's house. The relevant buildings are shown on historic mapping and are therefore a part of the historic significance of the site, albeit minor given the reduced state, poor preservation, and the fact that they are part of a subsidiary yard rather than the principal mill or manager's house buildings.

There will consequently be a relatively minor loss of heritage significance through removal of these walls, and this should be weighed in the planning balance in determining the application. Should the local planning authority be minded to grant approval then there should be a) historic building recording to record and interpret the surviving structures before their demolition and b) archaeological monitoring (watching brief) during the development groundworks to identify and record any below-ground remains of the former mill, in line with NPPF policies HE10.1b and HE10.2 (as per new NPPF August 2026).

The following condition should therefore be attached to any planning consent:

"No development shall take place until a written scheme of investigation (WSI) for historic building recording and archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI."

Regards

[REDACTED]

[REDACTED]

[REDACTED]

CONTROLLED

From: Stuart Talbot
Sent: 24 August 2026 17:28

To: Steve Baker (Place)

Subject: HPK/2026/0242 (Padfield Brook House, Padfield, Glossop)

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Good afternoon Steve,

With regard to the above application we appear to have not yet received a consultation response from DCC Archaeology who were according to our records consulted on 04/08/2026.

Please could you provide an update as to when we may receive any update?

Many thanks,

Stuart Talbot

Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Mob: [REDACTED]

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