

Public Document Pack

Peak District National Park Authority

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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/5019

Date: 2 October 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 10 October 2025**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

- 1. Apologies for Absence**
- 2. Minutes of previous meeting held on 5 September 2025** *(Pages 5 - 12)*
- 3. Urgent Business**
- 4. Public Participation**
To note any questions or to receive any statements, representations, depositions and petitions which relate to the published reports on Part A of the Agenda.
- 5. Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
- 6. Full Application - Change of Use and Alterations and Extension of Existing Barn to Form Dwelling at Barn, Church Lane, Tideswell (NP/DDD/0824/0896), HF)** *(Pages 13 - 26)*
Site Plan
- 7. Full Application - For External Alterations to the Bramwell Memorial Institute, Main Street Taddington (NP/DDD/0525/0507 RD)** *(Pages 27 - 36)*
Site Plan
- 8. Full Application - For the Proposed Conversion of Traditional Agricultural Building to Dwelling (Self-Build) at Rake End Farm, Rakes Lane, Monyash (NP/DDD/0725/0654/GG)** *(Pages 37 - 50)*
Site Plan
- 9. Listed Building Consent - Minor Alterations to Existing Office Room and Tea Point Facility, to Include New Subdividing Stud Wall, Upgrades to Fixtures and Fittings, and Redecoration Works at Aldern House, Baslow Road, Bakewell (NP/DDD/0725/0663), ALN** *(Pages 51 - 56)*
Site Plan
- 10. Quarterly Enforcement Report** *(Pages 57 - 68)*
- 11. Planning Appeals Monthly Report (A.1536/BT)** *(Pages 69 - 72)*

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break

after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Customer and Democratic Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Customer and Democratic Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and makes a live audio visual broadcast a recording of which is available after the meeting. From 3 February 2017 these recordings will be retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Please note meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: P Brady
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	A Hart
L Hartshorne	I Huddleston
K Potter	K Richardson
K Smith	M Smith
J Wharmby	

Other invited Members: (May speak but not vote)

Prof J Dugdale	C Greaves
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Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
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Web: www.peakdistrict.gov.uk
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 5 September 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, M Chaplin, B Hanley, A Hart, L Hartshorne,
I Huddlestone, K Potter, K Richardson, K Smith and M Smith

Apologies for absence: R Bennett and J Wharmby.

85/25 MINUTES OF PREVIOUS MEETING HELD ON 18 JULY 2025

The minutes of the last meeting of the Planning Committee held on 18 July 2025 were approved as a correct record.

86/25 URGENT BUSINESS

There was no urgent business.

87/25 PUBLIC PARTICIPATION

Four members of the public were present to make representations to the Committee.

88/25 MEMBERS DECLARATIONS OF INTERESTS

The following were declared:

Item 6

All Members of the Committee had received a letter from the Agent.

Item 7

A Hart declared an interest as he is acquainted with the Agent.

Item 8

P Brady declared an interest as he is acquainted with the applicant and shall leave the room when this item is discussed.

V Priestley and K Smith had received an email from Christine Smith.

Item 9

P Brady declared an interest as he is acquainted with the applicant and shall leave the room when this item is discussed.

89/25 FULL APPLICATION - NP/CEC/0125/0095-CONVERSION OF BARN TO DWELLING (PART RETROSPECTIVE) AT CORNFIELD BARN, LYME HANDLEY.

The Officer presented the report and reminded Members of the planning history of the site. It was noted that a decision on this application had been deferred by the Planning Committee on 11th April 2025 in order for dialogue with the applicant to take place along with a bat species survey and to consider the possibility of the dwelling meeting a local need. The Officer then outlined the reasons for refusal as detailed in the report.

Since the last meeting an updated protected species survey had been completed and the report received, consequently the absence of a protected species survey no longer formed a reason for refusal. The Officer had discussed the possibility of the dwelling meeting a local need with the agent. The application still did not comply with policies and there was no exception in the policy for a market dwelling. The Agent had confirmed that the applicant was not applying for a local needs dwelling.

Since the report was published all Members of the Planning Committee along with the Planning Officer had received a letter from the Agent. The Authority Solicitor informed Members of an incorrect statement in the letter regarding the Lawful Development Certificate decision, that had the potential to be misleading to Members. The Authority Solicitor clarified the position and advised Members that the points in issue regarding the Lawful Development Certificate were legally technical and not matters in issue for consideration in order to determine this application.

The following spoke under the public participation at meetings scheme:

- Mrs Jill Naylor, Agent
- Mrs Clare Warr, Applicant

A motion to refuse the application was proposed, seconded, put to the vote and carried.

K Potter voted against the motion and requested that this be recorded.

RESOLVED:

That the application be REFUSED for the following reason:

- 1. The proposed market dwelling is not acceptable in principle as it is not required to achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1, Development Management Policies DMC10 and DMH6: and National Planning Policy Framework.**

90/25 FULL APPLICATION - NP/DDD/0625/0619 - CONVERSION AND ALTERATION OF FORMER AGRICULTURAL BUILDING TO FORM 1NO. DWELLING HOUSE AND ASSOCIATED WORKS AT SITTERLOW FARM, PARWICH.

The Officer presented the report and outlined the reasons for refusal as detailed in the report. Since the publication of the officer report the Authority's Conservation Officer had provided comments stating that they were in agreement with the recommendation for refusal.

The following spoke under the public participation at meetings scheme:

- Mr Rob Duncan – Agent

A motion to refuse the application was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

1. **The proposed conversion to a market dwelling is not considered to be acceptable in principle and is contrary to Core Strategy policy HC1 and Development Management policy DMC10. The building has recently been substantially re-built and is significantly different to the barn which stood prior to 2005. The existing building therefore is not considered to be a heritage asset. Furthermore, due to the condition of the building there is not a requirement for conversion to a market dwelling to secure its conservation or enhancement.**
2. **The proposed character and appearance of the building as converted would not conserve or enhance the agricultural character of the building and as such would be contrary to Development Management policies DMC3 and DMC10 and the Authority's SPDs relating to Design and the Conversion of Traditional Buildings.**
3. **The proposal would harm to the established landscape character of the area and as such would be contrary to Core Strategy policy L1 and Development Management policies DMC3 and DMC10.**
4. **A Flood Risk Assessment (FRA) has not been submitted with the application. As such it has not been possible to determine the risk of flooding to the development and the impact this may have on flood risk elsewhere. An FRA is also required to set out measures to reduce and manage the risk of flooding. Therefore, the submitted proposal is contrary to Core Strategy policy CC5, Development Management policy DMC3 and paragraph 181 of the NPPF.**

91/25 FULL APPLICATION - NP/DDD/0125/0011 - CHANGE OF USE OF THE GROUND AND LOWER FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL, TADDINGTON.

P Brady left the room whilst this item was discussed and V Priestley, the Vice Chair of Planning Committee took the Chair for the duration of this item and item 9.

Item 8 was presented and discussed at the same time as item 9 but the votes were taken separately with the vote for Item 9 being taken first. The decisions for both Items 8 & 9 had been deferred by the Planning Committee on 18 July 2025 to allow for an improved design and discussion regarding glazing, parking arrangements and the installation of bat slates.

Some Members had previously visited the site.

The Officer presented the report and outlined the reasons for approval as detailed in the report.

The following spoke under the public participation at meetings scheme.

- Caroline McIntyre, Agent

Officers and the Applicant were congratulated on working together to find an achievable solution.

It was noted that there was no condition proposed for any kind of heritage recording, neither architectural nor archaeological, and Members expressed that they would like to see an additional condition to include this.

A motion to approve the application subject to the conditions below with an additional condition to include heritage recording (see condition 14), was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including include any new/replacement heads and sills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**
- 5. Submit details of the surfacing of all hard-standing areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.**
- 6. Submit details of the screening of the bin store/air source heat pump area.**
- 7. Provision of the parking spaces prior to occupation.**
- 8. Vegetation removal and dismantling of any structures to be outside bird nesting season.**

9. Bat habitat mitigation.

- 10. Development carried out in accordance with the Ecology Report recommendations.**
- 11. Development carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.**
- 12. Submit details of the wildflower meadow and that this does not form part of the approved domestic curtilage.**
- 13. The holiday let shall remain ancillary to the approved dwelling house.**
- 14. No works to the building or development shall take place until a Written Scheme of Investigation for a programme of archaeological work, to include level 2/3 historic building recording and archaeological monitoring of ground works, has been submitted to and approved by the National Park Authority in writing.**

92/25 LISTED BUILDING CONSENT -NP/DDD/0125/0012 - CHANGE OF USE OF THE GROUND AND LOWER FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL, TADDINGTON.

P Brady left the room whilst this item was discussed and V Priestley, the Vice Chair of Planning Committee, took the Chair.

Item 9 was discussed at the same time as Item 8 but the votes were taken separately. Please see full minute details 92/25 above.

The following spoke under the public participation at meetings scheme.

- Caroline McIntyre, Agent

A motion to approve the application subject to the conditions below with an additional condition to include heritage recording (see condition 11), was proposed, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 Statutory 3 year time limit for implementation.**
- 2. Works to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including any new/replacement heads and cills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**

- 5. Submit details of the surfacing of all hard standing areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.**
- 6. Submit details of the screening of the bin store/air source heat pump area.**
- 7. Vegetation removal and dismantling of any structures to be outside bird nesting season.**
- 8. Bat habitat mitigation.**
- 9. Works carried out in accordance with the Ecology Report recommendations.**
- 10. Works carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.**
- 11. No works to the building or development shall take place until a Written Scheme of Investigation for a programme of archaeological work, to include level 2/3 historic building recording and archaeological monitoring of ground works, has been submitted to and approved by the National Park Authority in writing.**

93/25 GREAT LONGSTONE NEIGHBOURHOOD PLAN - POLICY REPORT ON REG 6 (DESIGNATING AN AREA)

P Brady returned to the meeting and retook the Chair.

The Community Policy Officer presented the report and outlined the reasons for approval as detailed in the report.

A motion to approve the designation of Longstone Area Neighbourhood Plan Area was proposed, seconded, put to the vote and carried.

RESOLVED:

- 1. To designate that part of Great Longstone and Little Longstone parish that is within the National Park as part of the Longstone Area Neighbourhood Area (as shown on the map in Appendix 1), under the Localism Act 2011 Schedule 9, section 61G**

94/25 HARTINGTON NEIGHBOURHOOD PLAN - POLICY REPORT ON REG 18 (LPA DECISION ON WHETHER TO ACCEPT THE PLAN)

The Community Policy Officer presented the report and outlined the reasons for approval as detailed in the report the purpose being to consider the recommendations set out in the report by the independent examiner of Hartington Town Quarter Parish Neighbourhood Plan and to decide how to proceed.

Congratulations were extended to those involved in putting this plan together and for getting this far with the plan.

A motion to approve the recommendations as detailed in the report was proposed, seconded, put to the vote and carried.

RESOLVED:

That members, in accordance with Schedule 4B, para 12 of the 1990 Town and Country Planning Act:

- (i) Considered and accepted the examiner's recommendations to make modifications to Hartington Town Quarter Parish Neighbourhood Plan (submission draft), as set out in the examiner's report (Appendix 1),**
- (ii) Determined that Hartington Town Quarter Parish Neighbourhood Plan, as modified, would meet the basic conditions, be compatible with Convention rights, and comply with the definition of, and the provisions that can be made by, a neighbourhood plan.**
- (iii) Approved that Hartington Town Quarter Parish Neighbourhood Plan (submission draft) is modified in accordance with the examiner's report and as set out in the Schedule of Proposed Modifications (Appendix 2).**
- (iv) Determined that the modified plan go forward to referendum.**

95/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided. There was a discussion about the number of appeals which had been allowed in the last month.

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report

96/25 PART B

The Committee is asked to consider, in respect of the exempt item, whether the public should be excluded from the meeting to avoid the disclosure of Exempt Information.

Draft Motion:

That the public be excluded from the meeting during consideration of Agenda Item No. 21 to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, Paragraph 6 "Information which reveals that the Authority proposes —

a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment".

97/25 EXEMPT MINUTES FROM 18 JULY 2025

The exempt minutes from the Planning meeting of 18 July 2025 were approved as a correct record.

The meeting ended at 11.20 am

6. FULL APPLICATION – CHANGE OF USE AND ALTERATIONS AND EXTENSION OF EXISTING BARN TO FORM DWELLING AT BARN, CHURCH LANE, TIDESWELL (NP/DDD/0824/0896), HF)

APPLICANT: MR DANNY HOPKINS

Summary

1. This application seeks permission for the change of use and alterations and extension to an existing roadside barn on Church Lane, Tideswell, within the Tideswell Conservation Area. The barn is considered to be a non-designated heritage asset, albeit works have been carried out which are considered to have resulted in harm to its character.
2. Planning permission was granted for the conversion of the barn in 2015. However, whilst that permission required works to be undertaken entirely within the shell of the existing building, except for those areas shown to be subject to reconstruction, works that have taken place involve re-construction that goes beyond that permission. Permission is also sought for additional extension. A new application has therefore been submitted.
3. The extensions and alteration of the barn and associated works are considered to harm to the character and appearance of the barn and Conservation Area. The development would not achieve the conservation or enhancement of a non-designated heritage asset, and would not meet one of the exceptions for new housing in the National Park.
4. The Highways Authority have also objected regarding concerns over the safety of the access point and associated visibility.
5. The application is therefore recommended for refusal.

Site and Surroundings

6. The application relates to an existing stone barn located on the south west edge of Church Lane, on the edge of Tideswell and within Tideswell Conservation Area. The barn is formed of limestone with pitched roof.
7. The building has been subject to construction works following the grant of planning permission for its conversion in 2015 (NP/DDD/0915/0863). The extent of reconstruction is considered to have gone beyond the existing permission, including re-building of parts of the existing external walls and raising of the eaves, ridge and roof pitch. Changes to the boundary walls have also occurred.
8. Prior to works commencing, the barn had a natural gritstone roof, single lean-to on its north west elevation and single storey off-shot. The barn fronts the roadside. The nearest neighbouring properties are dwellings on Chantry Lane to the north side of Church Street. Further properties are north west on Church Lane with allotments to the north east.
9. The site is within the catchment of the Unit 70 and 71 of the Wye Valley Site of Special Scientific Interest (SSSI), a component of the Peak District Dales Special Area of Conservation (SAC), a European protected site which is in unfavourable condition.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed dwelling is not acceptable in principle as it does not achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1 and Development Management Policy DMC10.**
2. **The proposed development would have an unacceptable design and would result in harm to the character and appearance of the non-designated barn and Tideswell Conservation Area. The harm to the Conservation Area would be less than substantial but would not be outweighed by any public benefits, and harm to the non-designated barn is not outweighed as part of the planning balance. The development is therefore contrary to Core Strategy Policies GSP1, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC8 and the NPPF.**
3. **The development fails to demonstrate a safe and suitable vehicular access to site, contrary to Development Management Policy DMT3 and NPPF paragraph 115.**

Key Issues

10. Whether the proposed dwelling is required to achieve the conservation and / or enhancement of a non-designated asset.
11. Whether the development is acceptable in relation to impact on character and appearance of the building, Conservation Area and landscape, and impact on neighbouring amenity, highway safety and ecology.

History

12. NP/DDD/0915/0863: Conversion of redundant agricultural barn to form dwelling – Granted conditionally 13th November 2015.
13. Planning conditions of that permission included that the conversion was to be carried out within the shell of the building, with any rebuilding limited to that specifically shown on the approved plan.
14. NP/DDD/0820/0726: Change of use and alterations and extension of existing barn to form dwelling – Withdrawn.
15. 21/0051: An enforcement case was opened on the site as the works to the building had gone beyond what was permitted by the 2015 planning permission.
16. Following a meeting in July 2024, the view from the Authority was that the extent of works carried out went beyond the 2015 permission as they included substantial re-building and construction of extensions significantly larger than the approved dimensions.

Consultations

17. **Derbyshire County Council (Highways):** NP/DDD/0915/0863 approved drawing 1517-02 Rev C shows visibility splays mentioned in the HA response, but the submitted information provided for has not provided any visibility splays for assessment, although the supporting statement mentions that a safer access with better visibility in the direction of Tideswell is proposed. The HA requested to see visibility splays provided to match those shown on approved drawing 1517-02 Rev C prior to determination.

The latest response states the existing barn would generate limited traffic, typically 1-2 two-way vehicle trips per day, whilst a single dwelling would generate around 6-8 two-way trips daily. Whilst the uplift is modest, it is significant when considering a substandard access. Even a modest intensification would increase the risk of conflict on the highway. The assessment under a previous application did not fully account for the physical

constraints of the barn which obstructs sightlines, such that necessary visibility splays cannot be achieved within the applicant's control or the highway.

Church Lane has a 60mph speed limit and the required visibility splay is 215m in both directions. The drawings show visibility splays of 20.5m (west) and 44m (east) which are significantly substandard. The obstruction caused by the barn would cause drivers to edge into the carriageway before any meaningful intervisibility with oncoming vehicles, representing a material intensification incapable of being rectified without altering or removing the barn itself. The development fails to ensure safe and suitable access as required by paragraph 115 of the NPPF and conflicts with paragraph 116 which confirms development should be refused where there are unacceptable highway safety impacts.

18. Derbyshire Dales District Council (Planning): No response received to date.
19. Natural England: Initial response requiring further information comprising a Habitat Regulations Assessment and nutrient budget calculations, as the site is within the catchment of a European site vulnerable to nutrient impacts.
20. Peak District National Park Authority Archaeology: *1) No heritage statement has been submitted and there is not a sufficient understanding of what the heritage value and significance of the structure is. In my comments to the previous application (0820/0726) I did request sufficient supporting heritage information. When the conversion application was approved in 2015 the building was clearly still a traditional farm building, and what we would call a non-designated heritage asset. But from the look of the photos on the enforcement case it looks like a lot of rebuilding has taken place; it is not clear what historic fabric or features survive, and what of the historic plan form survives. In short, it is not clear if there is enough left that the Authority should consider the building to be a heritage asset, which could have a significant bearing on what policies are relevant. Could we request clear information as to the extent of rebuilding, and be able to check this on site? This would be key information to allow us to consider if we still think the building is a heritage asset or not, and then request a heritage statement if needed.*
- 2) Boundary walls – the boundary wall to the south west of the barn, which formed the northern edge of a long thin field was of historic importance because it formed the boundary of field that fossilised the arrangement of part of the medieval field system of Tideswell. As such I have previously advised that its historic alignment should be retained in the boundaries of the site. I am struggling from the plans and the 2 written descriptions provided in the Design, Access and Planning statement to be sure of what is proposed for the boundaries, which sections are to be rebuilt on the historic alignment and which will deviate. Could clarity, and a clearer site plan, be sought please?*
- 3) Site plan – the application includes a block plan but not a clear site plan that shows the curtilage, access, turning areas and boundaries in enough detail or appropriate scale.*
21. Peak District National Park Authority Ecology: Following a site visit the Authority's ecologist has confirmed they are satisfied further ecology surveys are not necessary to inform the application. However, a precautionary approach is advised during works.

The building is assessed as having negligible potential for roosting bats due to water ingress and limited crevices, cracks and missing stones and mortar. There are nesting bird opportunities within the structure with barn swallow previously recorded. The pond in the adjoining field was unsuitable for amphibians. There are rubble piles which could provide refugia for amphibians or reptiles and a trench that poses a risk to animals.

A condition is recommended that before development commences a Wildlife Mitigation and Enhancement Scheme is submitted with details of replacement and additional bat roost provision such as bat panels, tubes and / or bricks and specifications and methods

for incorporation into the building fabric. Details of bat friendly lighting and bird nesting provision, and wildlife friendly planting with other enhancements are also recommended.

Precautionary working measures for nesting birds, discovery of birds or bats, the covering of provision of escape ramps for any excavations of trenches overnight, and care when moving rubble piles also advised. In the event any protected species are discovered, works must cease and an ecologist contacted for advice.

22. Tideswell Parish Council: The PC Strongly support this application. The development will allow a local family to have a family home. The PC strongly support this application.

Representations

23. One letter has been received which does not object to the application, but raises a number of matters of consideration and / or concern:

- The reconstruction quality looks good and will likely maintain building character.
- It is understood the barn would be for open market use rather than locally tied.
- If an owner is not interested or able to farm the land associated with the barn, then conversion of agricultural buildings is the best alternative where these have merit. If the property was sold on the open market it would appeal to someone interested in farming and they would require the barn that has been converted.
- The development would drain to a field above a neighbouring property. It is not clear if the design or inspection of the installation accounts for drainage path and cellars of the properties down the hillside where waste water would ultimately fall.
- There is no discussion about how the agricultural buildings required by the new owner would be arranged. There could be permitted development rights for agricultural development on associated land that would see further development.
- Wish for the greenfield site to be protected from becoming a housing estate.

A period of further re-consultation is underway and any additional representations received after completion of this report will be presented verbally at planning committee.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1

Relevant Local Plan policies: DMC3, DMC5, DMC8, DMC10, DMC11, DMC12, DMT3, DMT8

National Planning Policy Framework (NPPF)

24. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public. When they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.
25. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

26. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Relevant Development Plan Policies

Core Strategy

27. GSP1, GSP2: These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
28. GSP3: All development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, materials, design in accordance with the National Park Authority Design Guide and adapting to and mitigating the impacts of climate change.
29. DS1: Forms of development in the countryside which are acceptable in principle include the conversion for housing, preferably by re-use of traditional buildings.
30. L1: Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances.
31. L2: Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
32. L3: Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the building is a non-designated asset.
33. CC1: Development must make the most efficient and sustainable use of land, buildings and natural resources. Development should have regard to the energy hierarchy.
34. HC1: Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:
- C. In accordance with core policies GSP1 and GSP2:
- i. it is required to achieve conservation and / or enhancement of valued vernacular; or
 - ii. it is required to achieve conservation or enhancement in settlements listed in DS1.

Development Management Policies

35. DMC3: A high standard of design is required which where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context.
36. DMC5: Planning applications affecting a heritage asset must demonstrate: (i) its significance including how any features of value will be conserved and where possible enhanced; and (ii) why the development and related works are desirable or necessary.

37. Development causing harm to a designated asset will not be permitted unless less than substantial harm to significance is outweighed by the public benefits including securing an optimum viable use. Development causing harm to a non-designated asset will not be permitted unless the development is considered to be acceptable following a balanced judgement accounting for the significance of the heritage asset.
38. DMC8: Requires development in a Conservation Area to assess and clearly demonstrate how the character, appearance and significance of a Conservation Area is preserved.
39. DMC10: A. Conversion of a heritage asset will be permitted provided it can accommodate the new use without changes that adversely affect its character (such as enlargement or other alterations) and the changes conserve or enhance the significance of the asset and its setting.
- B. Proposals under HC1.C(I) will only be permitted where the building is a designated heritage asset or non-designated asset, and where it can be demonstrated that conversion to a market dwelling is required to achieve the conservation and, where appropriate, enhancement of the significance of the asset and contribution of its setting.
40. DMC11: In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss, as outlined by the policy.
41. DMC12: For internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.

Supplementary Planning Guidance

42. Conversion of Historic Buildings SPD: Sets out the principles of conversion should work with the existing form and character. Schemes should work within the shell of the building, avoiding additions and extensions. Where room heights are low, first floor rooms can be partly contained within the roof space. An increase in eaves or roof heights may change the character of the building.

Assessment

Principle of development

43. In approving the application to convert the barn in 2015, the Authority concluded the barn was a non-designated heritage asset and worthy of conversion.
44. Works have been carried out to the barn between that permission and current application, including reconstruction of the lean-to on the north west elevation and of the original gable wall above, and part of the south east elevation. Ventilation holes have been blocked up, the eaves and ridge raised and lintel to south east elevation door replaced. Works have also been carried out to the drystone wall west of the barn.
45. The development that has been carried out is therefore considered to a different one to that approved in 2015 and is therefore subject of a fresh application.
46. The Authority's Senior Archaeologist raises concerns that the application has not been supported by a Heritage Statement to establish the significance of the barn and the impact of the works carried out to date and whether the barn is still of significance.
47. The impact of the works is addressed further below; however, the starting point is that prior to unauthorised works to the barn commencing, it was considered to be a non-

designated asset. That is not disputed by Officers, although it is important to consider if the works undertaken since, and other work proposed, harms the barn's significance.

48. It is therefore necessary to establish if the proposed conversion, alterations and extensions (part retrospective) are necessary to achieve the conservation and / or enhancement of a non-designated heritage asset under Policy HC1.C(i).
49. Whilst a response has been received concerning the use of the site and wider land for agricultural purposes, the application proposes a residential use and is therefore assessed accordingly in line with the Authority's policies for housing.

Impact on Character and Appearance

50. Permission is sought for a replacement lean-to and reconstruction of the north west elevation, reconstruction of parts of the south east and north west elevation, parts of the rear elevation, the raising of the ridge and eaves, change to roof pitch and re-alignment of drystone wall (part retrospective). Permission is also sought for a two storey extension and lean-to garage on the rear elevation and creation of a new access west of the barn.
51. The below considers if the development conserves and / or enhances the character and appearance of the barn, Conservation Area, and the surrounding landscape. In doing so, regard is had to policies GSP1, GSP3, L1, L3, HC1, DMC3, DMC5 and DMC8.

Reconstruction of Barn Walls and Changes to Roof

52. The original permission allowed for reconstruction of the roof structure and re-cladding with existing stone tiles. However, the plans show the barn's ridge height has increased from around 5.7m to 7.3m (on north west elevation). The roof pitch is now steeper.
53. 3.11 of the Alterations & Extensions SPD states that: "*Raising the eaves and/or the ridge to increase head height is generally unacceptable*". Principle 2 of the Conversions SPD states development should work with the existing form and character. 5.8 states most farm buildings are generally simple and functional in form. 5.13 states existing features may impose constraints on a conversion's design, such as restricted headroom and that allowing the existing building form to influence the design may require creative thinking. 5.14 states schemes should work within the shell of the existing building and "*where room heights are low, for example, first floor rooms can be partly contained within the roof space as an increase in eaves or roof heights may change the character of the building*".
54. Page 19 of the Building Design Guide states the overall shape of traditional buildings is horizontal and ground-hugging. Page 40 states in reference to barn conversions that: "*It is best to work within the existing shell of the building and avoid extending upwards or outwards. Where room heights are low it is better, and cheaper, to use part of the roofspace for the first floor rooms rather than increase the height of the walls.*"
55. The raising of the eaves and ridge and change to roof pitch is contrary to the Alterations & Extensions SPD, Conversions SPD and the Building Design Guide. The alteration has visually changed the barn so that it has a more vertical form, rather than traditional horizontal. The gap between the first floor window lintels and eaves emphasises this and the roof pitch is visibly steeper and more domestic. The alteration is unacceptable and harms the form and architectural interest of the barn.
56. The reconstruction of the external walls includes reconstruction of part of the south east elevation, parts of the rear elevation, and all of the north west elevation including lean-to. The front elevation has been retained although ventilation holes have been filled in.
57. The reconstruction of the walls, whilst regrettable and beyond the scope of the original permission, is not considered to result in particular harm with the exception of the infilling

of ventilation holes which has eroded part of the barn's character and evidence of its historic use. The changes that have arisen as part of the general reconstruction of walls, including raising of eaves, and elements of the reconstructed lean-to, do result in harm.

Proposed Extensions

58. The lean-to on the north west elevation appears to have been replaced. The form of the lean-to constructed on site has a footprint similar to the original structure. However, the form is different as the original structure included a lean-to that generally reflected the width of the gable which it was attached to. There was a small rear projection to the lean-to however this was mono-pitched and, whilst unsympathetic in form, less conspicuous due to its height. The lean-to approved in 2015 reflected the gable width.
59. The lean-to now proposed reflects the footprint of the original lean-to and flat roofed projection taken together, with a lean-to roof across the entire footprint. It is also 0.3m taller. The result is a longer lean-to which is taller across its entire length and harms the barn by obscuring its west corner, diminishing its solidity and complicating its simple form.
60. There has been some discussion around reducing the length of the lean-to to reflect the gable width. Amended plans have not been received although if that were only area of concern, it is understood the applicant may be willing to consider amending this.
61. The extension to the rear is a part two storey gable, part single storey lean-to. It is understood the increased scale over the original approval is due to a desire for additional internal living accommodation, larger bedrooms and to provide a garage.
62. The proposed extension on the rear is not considered to be acceptable, and is considered to conflict directly with Principle 2 of the Conversions SPD, with 5.14 stating "*Schemes should work within the shell of the existing building, avoiding additions or extensions*".
63. Officers consider the building was capable of being converted within its shell and without the need for large extensions, as demonstrated by the 2015 permission which provided a 3-bedroom property with ample living space.
64. If the barn is not capable of accommodating the desired level of living space without inappropriate extension, then general conservation principles indicate the building is not suitable for conversion for the intended type of development. The proposed form and scale of the extension does not reflect the character or appearance of the building.
65. Whilst it is appreciated the applicant has sought to reduce the rear gable extension scale down as far as they consider practicable, the scale and domestic form of the extension is unacceptable and would harm the simple form and agricultural character of the barn.
66. The rear lean-to further complicates the overall form, and together with the lean-to extension on the north west, diminishes and harms the simple form of the barn.

Changes to Boundary Wall

67. Physical works have been carried out to re-construct the drystone wall west of the barn. The wall is understood to have formed one edge of a linear medieval strip field, a historic form of landscape which contributes to the Conservation Area and its setting.
68. The wall has been partly re-constructed and alters the historic linear form of the strip field, which is narrower as it nears Church Lane. More space has been created around the barn, changing its immediate curtilage and relationship with the landscape, although in the absence of a Heritage Statement the precise relationship is not clear.

69. Notwithstanding the lack of a Heritage Statement, due to the clear change that would arise to what is an established form of historic field pattern in the Peak District, it is considered the change in the alignment of the wall results in less than substantial harm to the character and appearance of the Conservation Area and setting of the barn. Similar harm would also arise from the setting back of the roadside wall to facilitate the access.
70. Regarding third party comments received around future development on the site, that is not the subject of this application. Any residential permission would need to restrict permitted development rights associated with the barn.

Summary

71. The proposed alterations and extensions are considered to harm the character and appearance of the barn. The re-alignment of the wall to the west is also considered to harm the setting of the barn. Harm also arises towards the Conservation Area.

Highways

72. The Highways Authority initially requested visibility splays to reflect those shown on the 2015 permission, albeit that permission is now considered to have lapsed. These have been marked on the plan, albeit the visibility splays looking south east and north west have switched as the access is on the opposite side of the barn. The south east visibility splay is now 20.5m (the north west visibility splay in the 2015 application was 15m), and the north west visibility splay is 44m (the approved west visibility splay was 43m).
73. The applicant has sought to relocate the access in order to improve visibility over that associated with the access previously approved in 2015. That access was found to be acceptable, and it is also noted that the nature of Church Lane is single track and has been observed by officers to be generally quiet and largely used by pedestrians.
74. Notwithstanding this, the Highways Authority have objected to the proposals as they consider the visibility splays to be substandard against the required 215m in an area of 60mph speed limits. Whilst there is an existing access east of the barn, they consider the proposal represents an intensification of use with associated increase in vehicle movements, resulting in an unacceptable impact on highway safety.
75. The access is not considered to conserve the character of the site, and in light of the latest Highways Authority comments has not demonstrated it would be acceptable in terms of safety, contrary to DMT3 and paragraph 115 of the NPPF. Paragraph 116 states proposals resulting in unacceptable highway safety impacts should be refused.

Ecology

76. The Authority's ecologist has visited the site and advises based on the site conditions, no further ecology surveys are necessary to inform the application. However, a precautionary approach is necessary during works.
77. A Wildlife Mitigation and Enhancement Scheme is required prior to development commencing. This should detail precautionary working measures around protected species and pre-work checks. Enhancement measures include replacement and additional bat roosts, bat friendly lighting, bird nesting provision and appropriate planting. The development is considered acceptable with regard to wildlife and protected species subject to a condition to secure the above.
78. The site is within the catchment of the Unit 70 and 71 of the Wye Valley Site of Special Scientific Interest (SSSI), a component of the Special Area of Conservation (SAC) where development is required to demonstrate nutrient neutrality. A response from Natural England confirmed this position.

79. The application now includes a GRAF One2Clean PTP and associated drainage field / mound, with accompanying report demonstrating those features are acceptable. Provision of the PTP and drainage field prior to occupation of the dwelling and its retention for the lifetime of the development could be secured by planning condition.
80. In line with Natural England's Standing Advice 2022, where a drainage field complies with the advice, a likely significant effect on site integrity can be ruled out as insignificant levels of phosphorus from the development would discharge to the site. Natural England do not need to be re-consulted where this conclusion is reached.
81. It is concluded the development would not have a significant impact on nearby designated sites, as confirmed by a Habitat Regulation Assessment screening report.
82. Subject to the above conditions, the development complies with L2, DMC11 and DMC12.

Amenity

83. The site is opposite 43 Chantry Lane, a single storey dwelling. The rear wall of 43 Chantry Lane includes two habitable rooms at a distance of between 11m and 16m from the front wall of the application building. The two first floor bedroom windows would have clear views at these distances into these habitable rooms from an elevated and views into the entire rear garden of no.43. This raises concerns of overlooking and loss of privacy.
84. It was concluded under the 2015 application that provided the first floor bedroom windows were obscured and fixed frame, this would prevent overlooking whilst allowing daylight into first floor rooms. The latest drawings confirm the first floor windows on the front elevation will be obscure glazed. A condition requiring the windows to be fixed and obscure glazed prior to first use of the dwelling would conserve neighbouring amenity.
85. It is not considered the development would have any other impacts upon neighbouring amenity given the distance and orientation of buildings, and nature of the proposed use.

Other Matters

86. Concerns have been raised regarding the drainage of the development and its impact on properties as water drains to the north west. Revised drainage details have been received and have been subject to re-consultation. The period for final comments is ongoing therefore further comments on the arrangement may yet be received.
87. Officers are however satisfied based on the information available, that run-off is likely to be acceptable provided drainage is installed correctly in line with relevant standards and regulations. A condition requiring drainage to be maintained for the lifetime of development is necessary to ensure the system continues to operate effectively.

Planning Balance

88. In weighing the public benefits of the proposals against the less than substantial harm arising towards the Conservation Area, considerable importance and weight are afforded to the desirability of preserving the Conservation Area, having regard to the duty required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
89. The conservation and enhancement of cultural heritage in National Parks should also be given *great weight*, whilst the landscape and scenic beauty of the National Park has the *highest status of protection* in relation to these issues (paragraph 189 of the NPPF).
90. *Great weight* is also afforded to the conservation of a designated heritage asset by paragraph 212 of the NPPF.

91. It is recognised the development would result in the creation of a market dwelling and the submission states this would be for a local person. The Parish Council have strongly supported the application as the development would provide a home for a local family.
92. However, HC1 makes clear that provision will not be made for housing solely to meet open market demand, with the exceptions to new housing being where development achieves the conservation of a heritage asset. In this case, it is concluded the development would harm, rather than conserve, a heritage asset and would therefore not meet that exception. The English National Parks and the Broads: UK Government Vision and Circular 2010 makes clear that National Parks are not suitable locations for unrestricted housing and do not provide general housing targets for those areas.
93. It has also been demonstrated under the 2015 permission that the barn is capable of conversion to a 3-bedroom dwelling with sufficient living space for a future occupant.
94. The application is not made on the basis of being a local affordable needs dwelling, nor would the scale of development be compliant with policies for affordable housing.
95. Taking the above into account, the benefits associated with the provision of a market dwelling are afforded limited weight. The Authority are not aware of any other public benefits that would be relevant in this case.
96. Having regard to DMC5 and paragraph 215 of the NPPF, the less than substantial harm arising towards the Conservation Area as a result of the extension and alteration of a non-designated asset within the Conservation Area, and changes to the historic field boundary, are not considered to be outweighed by the public benefits of the development.
97. Addressing the harm to the non-designated barn as part of the wider planning balance, as required by DMC5 and paragraph 216 of the NPPF, it is similarly considered the benefits in respect of conversion would not outweigh the harm arising towards the character and appearance of the building and Conservation Area.

Conclusion

98. The proposed conversion of the non-designated barn with associated extensions and alterations would harm the traditional form and character of the building, its setting and the character and appearance of Tideswell Conservation Area.
99. The proposed development is therefore not considered to be acceptable in principle, as the development would not achieve the conservation of a non-designated heritage asset and would not satisfy the exception to new market housing under HC1.C.
100. In addition, the conversion as a whole would not conserve or enhance the non-designated barn, Conservation Area or landscape setting, contrary to Policies GSP1, GSP3, L1, L3, DMC3, DMC5, DMC8 and DMC10, and paragraph 189 of the NPPF.
101. The less than substantial harm arising towards the Conservation Area is not considered to be outweighed by any of the identified public benefits of the development, and harm to the non-designated asset is not outweighed as part of the wider planning balance, contrary to Policy DMC5 and NPPF paragraphs 215 and 216.
102. It is not demonstrated that a safe vehicular access has been provided, contrary to DMT3 and NPPF paragraph 115.
103. The application is therefore recommended for refusal.

Human Rights

104. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author: Hannah Freer, Senior Planner



Barn, Church Lane, Tideswell

Item no. 6

Application no. NP/DDD/0824/0896

Committee date: 11/10/2025

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NATIONAL
PARK**

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7. FULL APPLICATION - FOR EXTERNAL ALTERATIONS TO THE BRAMWELL MEMORIAL INSTITUTE, MAIN STREET TADDINGTON (NP/DDD/0525/0507 RD)

APPLICANT: STUART JAGGER

Summary

1. Planning permission is sought for alterations to window heads and cills and the installation of insulated render to The Bramwell Memorial Institute. The development has been carried out and therefore the application is retrospective.
2. The building is located on Main Street in Taddington.
3. The development has resulted in harm to the character appearance and significance of the building and its setting within the Conservation Area. This harm is not outweighed by any public benefits arising from the development.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. The Bramwell Memorial Institute is located on Main Street in Taddington, within the Taddington Conservation Area. The main body of the hall, facing the road, is a single-storey building of traditional limestone rubble construction with a roughcast finish. Historical records indicate the institute was founded in 1907 by Samuel Bramwell of Taddington Hall, who converted a pre-existing agricultural building opposite his house. The building appears on the first edition 25-inch Ordnance Survey map, and earlier maps suggest a structure of similar footprint existed on the site as far back as the late 18th century.
6. The surrounding conservation area is valued for its historic landscape character and traditional building forms. The Institute sits within a streetscape of stone cottages, farm buildings, and dry-stone walls, contributing to the village's well-preserved historic character. Main Street is the principal thoroughfare through Taddington, and the Institute occupies a central, prominent position in the village, maintaining a strong visual and functional relationship with its immediate surroundings.

Proposal

7. Alterations to window heads and cills and the installation of insulated render to the external walls.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. The alterations fail to conserve or enhance the character and appearance of the Taddington Conservation Area. The development has introduced discordant and unsympathetic materials and detailing which harm the contribution the building makes to the streetscape and Conservation Area. The identified harm is not outweighed by the limited public benefits of the development and the proposal is therefore contrary to the National Planning Policy Framework and Policy DMC8 of the Development Management Policies.
2. The Bramwell Memorial Institute is a non-designated heritage asset of local significance. The alterations have obscured historic fabric, introduced

unsympathetic detailing, and replaced traditional gritstone with modern pre-cast materials. As such, the development fails to conserve the significance of this non-designated heritage asset, contrary to policy DMC5 of the Development Management Policies.

3. **The works, by reason of their design, materials, and detailing, are not sympathetic to the character of the existing building or the wider landscape setting. The proposal therefore fails to achieve a high standard of design required under policies DMC3 and DMH7 of the Development Management Policies.**

Key Issues

8. Impact upon the character, appearance and amenity of the property, its setting and neighbouring properties.

History

9. September 2024 – Enforcement Case 24/0129: Unauthorised alterations to window heads and cills and installation of insulated render
10. April 2021 –ENQ\42221: Pre-application advice, proposal to render external 3 walls, 2 rendered , 1 bare stone. Enquirer advised that planning permission would be required for the proposed alterations.
11. 1983 – WED0383099: Alterations and extensions – Granted Conditionally

Consultations

12. Taddington and Priestcliffe Parish Council: *The Parish Council have reviewed this application and I am delighted to confirm there are no objections to this application, we support the proposed development and wish the applicant every success with this.*
13. PDNPA Built Environment: Objection. Highly significant harm that is not possible to mitigate.
14. DCC Highways: No response.

Representations

15. No letters of representation have been received by the Authority during the consultation period.

Main Policies

16. Relevant Core Strategy policies: DS1, GSP1, GSP3, L1, L3, HC4, and CC1
17. Relevant Local Plan policies: DMC3, DMC5, DMC8, and DMH7
18. Supplementary Planning Documents:

Climate Change and Sustainable Building (2013)
Design Guide (2007)
Building Design Guide (1987)
Alterations and Extensions (2014)

Wider Policy Context

19. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework (NPPF)

20. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
21. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
22. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
23. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Peak District National Park Core Strategy

24. GSP1 & GSP2 – Securing National Park Purposes, Sustainable Development & Enhancing the National Park
These policies establish the overarching strategy for achieving the National Park's statutory purposes and duties. They require development and land management to conserve and enhance the National Park's landscape, biodiversity, cultural heritage, and special qualities, while supporting sustainable communities and the rural economy.
25. GSP3 – Development Management Principles
All development must respect, conserve, and enhance the valued characteristics of the National Park. Proposals will be assessed for their impact on the setting and character of buildings, appropriateness of scale, adherence to the National Park Authority's Design Guide, and effects on the living conditions of local communities.

26. L1 – Landscape Character and Valued Characteristics

Development must conserve and enhance the landscape character of the National Park, protecting valued features such as open moorlands, natural habitats, historic assets, and scenic views. Proposals that would harm these qualities will not be permitted.

27. CC1 – Climate Change Mitigation and Adaptation

All development must use land, buildings, and natural resources efficiently to achieve high standards of carbon reduction. Proposals should minimise greenhouse gas emissions, support renewable energy, reduce reliance on fossil fuels, and improve resilience to climate change.

28. DS1 – Development Strategy

This policy sets out the forms of development that are acceptable in principle within the National Park. It defines the main settlements, villages, and rural areas where development can take place, and outlines the types of land uses (housing, business, community facilities, and recreation) that may be supported.

29. HC4 – Provision and Retention of Community Services and Facilities

This policy protects and promotes community facilities and services that are vital for the wellbeing of local residents. Development that results in the loss of essential facilities will only be permitted where they are no longer needed or can be provided elsewhere in an accessible location.

Local Plan Development Management Policies

30. DM1 – Presumption of Sustainable Development in the Context of National Park Purposes

The National Park Authority will apply the presumption in favour of sustainable development, as set out in the National Planning Policy Framework, while ensuring that proposals are consistent with the purposes of conserving and enhancing the National Park.

31. DMC3 – Siting, Design, Layout and Landscaping

Where development is acceptable in principle, proposals must demonstrate high standards of design and siting. They should respect and enhance the natural beauty, visual amenity, wildlife, cultural heritage, and distinctive character of the National Park. Landscaping should integrate development sensitively with its surroundings.

32. DMC8 – Conservation Areas

Development within or affecting a Conservation Area must preserve or enhance its character, appearance, and significance. Applications should assess impacts on important views into, out of, across, or through the area, and demonstrate how the proposal will contribute positively to its special qualities.

33. DMH7 – Alterations and Extensions

Alterations and extensions to existing dwellings are permitted where they conserve the character and appearance of the original building and its surroundings. Proposals must be of a scale, design, and materials that are sympathetic to the National Park's valued characteristics, and should not lead to overdevelopment or harm to the landscape, biodiversity, or residential amenity.

Assessment

Principle

34. In principle, alterations to existing community buildings are supported provided that they conserve the character and appearance of the host building and its wider setting, in accordance with Core Strategy policies GSP1, DS1 and HC4, and Development Management policies DMC3, DMC5, DMC8 and DMH7.

Landscape

35. Taddington's character derives from the use of local materials, principally limestone rubble with gritstone dressings and occasional lime render finishes. The Bramwell Memorial Institute was, before the development was undertaken, in keeping with this vernacular character, contributing positively to the streetscape on the Main Road and forming part of the setting of Taddington Hall.
36. The application of external wall insulation and smooth render has covered the traditional materials of the building and introduced what appears visually as a stark and discordant element into the Conservation Area. The smooth finish lacks the texture of traditional lime roughcast, the increased wall thickness results in a visually heavy and awkward junction with the roof and ground, and the white plastic eaves capping strip is visually intrusive.
37. The replacement of natural gritstone coping stones with pre-cast concrete copings further diminishes the appearance and local distinctiveness of the building. Collectively these alterations erode the contribution of the building to the village street scene and cause harm the character and appearance of the building contrary to policy DMC3.

Cultural heritage

38. Taddington Conservation Area is a designated heritage asset, whose significance derives from the traditional form and materials of its buildings and the well-preserved historic landscape character.
39. The Bramwell Memorial Institute, although not listed, forms part of the historic fabric of the village and makes an important contribution to the character of the Conservation Area. The alterations, for the reasons set out above have harmed the character and appearance of the building and thereby harmed the significance of the Conservation Area, contrary to policy DMC8.
40. The Institute is also a non-designated heritage asset in its own right. Historic map evidence indicates that the building originated as a barn in the 18th or early 19th century before its conversion to community use in 1907. It retains significance both for its historic associations and for its contribution to local vernacular character.
41. The alterations have harmed this significance by obscuring historic fabric beneath impermeable insulation, introducing unsympathetic detailing, and replacing traditional stonework with modern pre-cast elements. This is contrary to policy DMC5, which requires proposals affecting non-designated heritage assets to conserve their significance.
42. In addition to the visual harm, the use of impermeable insulation and render on a traditional solid-walled limestone building introduces technical risks. Such systems inhibit breathability, trapping moisture and leading to deterioration of the building fabric. If this were to happen and the building deteriorated, this would compound the heritage harm and increases the risk of long-term damage to the asset.

Public Benefit

43. The principal public benefit advanced by the applicant is improved thermal efficiency, potentially reducing carbon emissions and lowering energy costs. These are legitimate benefits that align with wider policy objectives of addressing climate change and sustaining community facilities. In accordance with our policies and the NPPF we are required to balance the harm identified against these benefits.
44. The harm identified is less than substantial. This does not however mean that the harm is insignificant or acceptable. Our policies and the NPPF require great weight to be given to the conservation of cultural heritage in the National Park. The harm is therefore significant and weighs against the proposal.
45. The magnitude of the public benefits of the development is relatively minor and while the development would improve the thermal efficiency this would not outweigh the harm identified. The application has not considered or demonstrated alternative means of achieving this aim without the harm identified. There is also concern that the works may result in harm to the building fabric in the long term. If this were to occur then this and any remedial works could undermine any public benefits.
46. When weighed in the planning balance, the limited public benefits of the works do not outweigh the identified harm to the conservation area or to the non-designated heritage asset. Accordingly, the development fails to satisfy the requirements of the NPPF, the Core Strategy, and Development Management Policies.

Biodiversity

47. In this case, the alterations are retrospective and relate to external works on the existing Bramwell Memorial Institute. As such, the development is considered de minimis for the purposes of Biodiversity Net Gain (BNG).
48. Given the scale and nature of the works, it is not considered that the development has resulted in any significant adverse impact on protected species or habitats.

Climate change / sustainable building

49. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency.
50. In this case, the applicant's stated intention in carrying out the works was to improve the thermal efficiency of the Bramwell Memorial Institute through the application of external wall insulation and render. While this accords in principle with the objectives of policy CC1 to reduce carbon emissions from existing buildings, the method chosen is not considered to represent a sustainable approach for a traditionally constructed building.
51. The insulation system employs impermeable materials which are technically incompatible with solid limestone masonry, creating a risk of moisture entrapment and long-term damage to the building fabric. Such deterioration could undermine the sustainability of the works, and also necessitate more frequent repairs or replacement in the future, contrary to the objectives of policy CC1.

Amenity

52. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory

level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.

53. The nearest neighbouring properties are Sloe Berry Barn, approximately 8 metres to the east, and Taddington Hall, approximately 6 metres to the north, across the road. Given the scale and nature of the works, which relate solely to external alterations and the application of render and insulation, there is no increase in the height, mass, or footprint of the building. The development therefore does not introduce any issues of overlooking, loss of privacy, or overshadowing to adjoining properties.
54. It is concluded that the works have no material adverse impact on the residential amenity of neighbouring occupiers and are in accordance with Policy DMC3 in this regard.

Highway safety

55. There are no proposed access changes from the existing highway. Space for parking vehicles would be unaffected by the proposals.
56. Site access would remain unchanged, and as it is a single bed unit, the development would not result in a significant intensification of use on the site that would result in any highways impacts.
57. The highway impacts arising from the development are therefore considered to be negligible.

Conclusion

58. The retrospective alterations to the Bramwell Memorial Institute have resulted in significant harm to the character and appearance of the building, the Taddington Conservation Area, and the significance of the Institute as a non-designated heritage asset. The use of inappropriate materials and detailing conflicts with local vernacular character and introduces long-term risks to the sustainability of the building fabric. While the works were intended to improve thermal performance, the limited public benefits arising do not outweigh the heritage harm identified.
59. The proposals are therefore contrary to the National Planning Policy Framework and Policies DMC3, DMC5, DMC8 and DMH7 of the Development Management Plan.
60. Accordingly, the application is recommended for refusal.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title: Rachael Doyle – Assistant Planner – South Area

414600



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414600

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Bramwell Memorial Institute Main Street Taddington

Item no. 7

Application no. NP/DDD/0525/0507

Committee date: 10/10/2025

Page 35

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8. FULL APPLICATION - FOR THE PROPOSED CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO DWELLING (SELF-BUILD) AT RAKE END FARM, RAKES LANE, MONYASH (NP/DDD/0725/0654/GG)

APPLICANT: MR BEN BROUGH

Summary

1. The application is for the conversion and extension of the south western part of the barn range into a dwelling, as a self-build project to be undertaken by the Applicant.
2. The application is recommended for REFUSAL.

Site and Surroundings

3. Rake End Farm is a working village farms, located some 300m south of Monyash's central village green and within walking distance of all village facilities which include a public house, a primary school and a village hall. The property is also located within the Monyash Conservation Area.
4. The application building is part of a barn range oriented perpendicular to Rakes Road and the northern gable is clearly visible from the public realm. The barn sits on the north western side of the farm's access off Rakes Road immediately opposite Church Lane, which lies to the north.
5. The property is in proximity to buildings from a range of periods. There is 20th century housing to the north and west, traditional 19th century buildings further east and a local needs dwelling (constructed in 2024) lies to the south east. The main farmyard, farmhouse and an additional agricultural worker dwelling lie to the south west, along with a range of modern portal framed farm buildings. The barn is part of a range constructed of loosely coursed limestone, with some tooled gritstone window and door surrounds, and a Staffordshire blue clay tiled roof. The Applicant has submitted a detailed appraisal of the traditional characteristics of the range.

Proposal

6. The proposal is to convert and extend part of the barn range to form a dwelling, as a self-build project to be undertaken by the Applicant.
7. It is advised that the Applicant currently resides at the farm with his parents but wishes to create his own household. The conversion would be carried out largely within the building's existing shell, but it is proposed that the roof of the barn be raised by 1.3m to accommodate first floor accommodation. A new opening is proposed to be added to the rear elevation, to provide an escape route, and two former window openings at the rear are also proposed to be reinstated. Former openings would also be reinstated to the front elevation and there would be an additional new window opening created at first floor level.
8. The proposed accommodation would include a lounge/diner and kitchen at first floor and two bedrooms, a bathroom and a boot room/utility at ground floor. The domestic curtilage would be largely to the front, where there is an existing hardstanding with parking space for at least two vehicles. Private amenity space is proposed to the south east of the parking space and to the north west (rear) of the barn. Vehicular access would be from Rakes Road and would be shared with the existing farm and dwellings at Rake End Farm.

9. It is advised that the northern end of the range of barns would not be affected by the development works, but has been included in the application site boundary ((the 'red edge')) to provide compensatory bat roosting habitat in line with the recommendations of the protected species survey.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The extension to the building would fundamentally alter its historic character and appearance, through raising its elevations and roofscape, which would be harmful to the contribution the building range makes to the character and appearance of the Monyash Conservation Area. It is considered that the harm that would be caused is not outweighed by any public benefit of allowing for the development and that the proposals are contrary to the aims of Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and paragraphs 212, 215 and 216 of the National Planning Policy Framework.**

Key Issues

- Whether the principle of extending and converting the building to a dwellinghouse is acceptable
- Whether the proposals would have a detrimental impact on the character and appearance of the building and the Conservation Area
- Whether the proposals would have impacts on ecological interests
- How the proposals would seek to mitigate against the carbon footprint of the development
- Whether the proposals would have impacts on amenity
- Highway matters.

History

10. NP/DDD/0622/0751- Erection of local needs house with associated access and landscaping – Granted conditionally
11. NP/DDD/0798/329 – This application was submitted in 1998 and sought to demolish the range and rebuild and extend it upwards to form two holiday cottages. This application was withdrawn further to concerns raised that the building was proposed to be demolished, as no structural survey had been submitted and, in any event, the scheme proposed a stepped and higher roofline which did not reflect the characteristic of the long, unbroken roofline of the range and paid scant regard to the prevailing local sense of place. The proposals also included the use of chimneys and a regular window pattern.
12. DDD1098527 – In 1999, permission was granted to convert the whole range of barns attached to the farmhouse into two self-contained, two bedroomed holiday lets. Some limited work relating to the creation of footings occurred but the holiday lets were never completed and no other activity was undertaken. The Authority did not respond to this matter of commencement and the matter of commencement has not been accepted by the Authority.

Consultations (responses can be read in full on the Authority's planning portal)

13. Derbyshire County Council (Highway Authority):

- based on the analysis of the information submitted and a review of Local and National policy, conclude that there would not be an unacceptable impact on highway safety or a severe impact on congestion
 - no justifiable grounds on which an objection could be maintained.
14. Monyash Parish Council:
- support this application and recommend approval.
15. PDNPA Conservation Officer:
- considered the Draft Report of the Case Officer and agrees with the points of concern raised and the recommendation of refusal.
16. PDNPA Ecologist:
- some but impacts but capable of mitigation with planning conditions.

Representations

17. During the publicity period, the Authority received five representations supporting the proposals which are summarized as follows:
- the building is a semi-derelict outbuilding and feel that the sympathetic plans the Applicant has put forward will only enhance this edge of village site
 - barns like this will fall down if they are not used for dwellings, as farming has no use for buildings like this anymore
 - having looked at the proposed plans, the design and materials are very much in keeping and sympathetic to the local environment and surroundings.
 - there is no affordable housing for the younger generation in Monyash - a self-build/renovation is the only feasible option for them to remain in the area where they have been born and raised
 - conversion of this currently derelict building will provide a good opportunity for a local young person to stay within Monyash village and be local to their family and friends
 - the Applicant and his family have resided in Monyash for many generations and the village is certainly in need of retaining its younger generation to take care of the local amenities

Main Policies

18. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L2, L3, CC1 & HC1
19. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC8, DMC10, DMC11, DMC14, DMH6, DMT3 & DMT8
20. National Planning Policy Framework

Wider Policy Context

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to:
 - Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in December 2023. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
23. Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks.
24. Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
25. Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
26. Paragraph 216 of the NPPF states that where the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
27. Paragraph 218 of the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Peak District National Park Core Strategy

28. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage

29. GSP3 - *Development Management Principles*. This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
31. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
32. L2 - *Sites of biodiversity or geodiversity importance*: This states that development must conserve and enhance any features or species of biodiversity importance and, where appropriate, their setting. It also advises that, other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any features or species of biodiversity importance.
33. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*: This states that development must conserve and, where appropriate, enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset.
34. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
35. HC1 – *New housing*. This states that provision will not normally be made for housing solely to meet an open market demand but sets out the exceptional circumstances where new housing can be accepted.

Local Plan Development Management Policies

36. DM1 - *The presumption of sustainable development in the context of National Park purposes*: This advises that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
37. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
38. DMC5 – *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This relates to development impact on designated and non-designated heritage assets.
39. DMC8 - *Conservation Areas*: This states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.

40. DMC10 – *Conversion of a heritage asset*: This states that the conversion of a heritage assets will be permitted provided where it can accommodate the new use without changes that adversely the significance and character of the building and any valued landscape character. In all cases, attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment.
41. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*: This advises that proposals should aim to achieve net gains to biodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, all reasonable measures must be taken to avoid net loss by demonstrating that, in the below order of priority, the following matters have been taken into consideration:
- enhancement proportionate to the development;
 - adverse effects have been avoided;
 - appropriate mitigation; and
 - in rare cases, as a last resort, compensation measures to offset loss.
42. DMC14 – *Pollution and disturbance*: This advises that development that presents a risk of pollution, disturbance or odour that could adversely affect the amenity of neighbours and neighbouring uses will not be permitted.
43. DMH6 – *Re-development of previously developed land to dwelling use*. This will be permitted provided that the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site and, where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.
44. DMT3 - *Access and design criteria*. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
45. DMT8 - *Residential off-street parking*: This advises that appropriately designed, off-street car parking for residential development should be provided, rather than on-street parking, in accordance with the Parking Standards and that protected as such if there is evidence that a loss of such space would exacerbate local traffic circulation problems.

Supplementary Planning Guidance

46. The PDNPA Design Guide (2007) refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a development is otherwise justified by other policy criteria. Other Supplementary Planning Guidance of relevance to the consideration of the application includes Climate Change and Sustainable Building (2013), Conversions (2022), Building Design Guide (1987) and Alterations and Extensions (2014).

Assessment

Background to the Application

47. During the consideration of this application, it has come to light that the plans submitted by the Applicant initially as the plans approved under DDD0198527 (application approved in 1999) were in fact only an earlier iteration of conversion proposals. These

plans had in fact been subsequently superseded prior to the approval of DDD0198527. Therefore, the following statement within the Design and Access Statement is incorrect *'Whilst it would not generally be acceptable to increase the roof height as part of a conversion, this has already been approved under the 1999 extant permission for two holiday lets'*. The agent has since acknowledged this statement to be an error and that the 1999 permission did not allow the ridge height of the barn to be raised.

48. The Applicant now states that the conversion within the existing shell is not possible as he considers there is insufficient existing head height to introduce a first floor under the current ridge while it is also stated that the ground floor area alone would not provide sufficient space for a workable dwelling. No detailed sectional drawings have been submitted as part of this application to demonstrate that no rooms could be provided at first floor level and this assessment conflicts with the 1999 permission when use of the existing first floor level without an increase in height was applied for and approved.
49. The 1999 application consisted of the barn subject of this application and the attached barn nearest the highway with each barn to be converted to holiday lets. The barn nearest the highway is now within separate ownership (it is owned by another family member) but it is now proposed to be used in part to provide compensatory bat habitat for the current application. It remains unconfirmed that the 1999 approval was ever implemented and the Authority at the time of writing do not accept that it was. Even if at a later date, the Applicant could evidence that the 1999 approval was implemented and was extant, it is the case that the delivery of the bat migration now proposed would likely prevent the conversion of the barn nearest the highway being delivered.

Principle of the development

50. The building group comprises a traditional farmhouse, with the traditional range of barns attached to it, which all serve to contribute to the character and appearance of the streetscene and the Monyash Conservation Area. The group of buildings is deemed to be a non-designated heritage asset.
51. Policy HC1 (New Housing) of the Core Strategy advises that provision will not be made for housing solely to meet open market demand. However, there is exception, as set out as follows:
 - C. *In accordance with core policies GSP1 and GSP2:*
 - I. *it is required in order to achieve conservation and enhancement of valued vernacular or listed buildings; or*
 - II. *it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.*
52. The proposal is not just to convert, but also to extend the application building. The building is in a prominent roadside position within the Monyash Conservation Area, where Policies GSP3 and L3 of the Core Strategy and Policies DMC3, DMC4, DMC5, DMC8 and DMC10 of the Development Management Plan would seek to conserve or enhance the character and appearance of the building and the contribution it makes to the character and appearance of the Conservation Area.
53. This traditional group of buildings is considered to be a non-designated heritage asset for the following reasons:
 - the age of the building group;
 - the intrinsic design and aesthetic value of the building group relating to local style;

- it is a grouping of assets with a clear visual design or historic relationship;
- the group of buildings has aesthetic value and can be singled out as a landmark within the local scene; and
- it is a grouping of traditional buildings which contribute to the character and appearance of this part of the Monyash Conservation Area.

The group of buildings is noted on page 33 of the Conservation Area Appraisal, which states:

Buildings on both sides of Rakes Road are mostly set well back from the lane behind boundary walls and front gardens, helping to maintain the sense of space. Farmhouses generally face the road, with their associated agricultural buildings located to the rear. The main exception to this is the barn at the north-eastern end of Rake End Farm, which is positioned with its gable end close to the edge of the road and its blank rear elevation facing the public domain when approaching from the north-west, reinforcing the agricultural feel to this end of the Conservation Area.

54. The Authority's Conversion of Historic Buildings SPD advises that:

- 5.7 *The existing form, scale and character of the historic building and its site will guide the design in any conversion scheme.*
- 5.8 *Most farm buildings, for example, are generally simple and functional in their form, shape and design and use local materials and simple detailing. They typically have long and uninterrupted roofs (with no chimneys dictated by function) and a higher ratio of blank walling to openings. Many farm buildings face onto a communal yard or area, with other elevations blank or with limited openings.....*
- 5.14 *Schemes should work within the shell of the existing building, avoiding additions or extensions. Where room heights are low, for example, first floor rooms can be partly contained within the roof space as an increase in eaves or roof heights may change the character of the building....*

55. The above guidance is reflected in Policies DMC3 (siting, design, layout and landscaping), DMC5 (assessing the impact of development on designated and non-designated heritage assets and their settings), DMC8 (conservation areas) and DMC10 (conversion of a heritage asset) of the Development Plan. In particular, Policy DMC10 states:

Conversion of a heritage asset will be permitted provided that:

- (i) *it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and*
- (ii) *the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and*
- (iii) *the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and*
- (iv) *the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquility, dark skies or other valued characteristics.*

56. Given the above, the matters for consideration are the impact on the character and appearance of the building and the Conservation Area, the impacts on amenity, impacts on ecological interests, how the proposals seek to mitigate against the carbon footprint of the development and highway matters.

Discussion

Impact on the character and appearance of the building range and the Conservation Area

57. It is considered that the extension, to raise the elevations and the roof, would harm the traditional character and appearance of the barn range and the interrelationship with the farmhouse; this is reflected in the reason why planning application DDD0798329 was withdrawn from consideration in 1998. That application sought to demolish the range and to rebuild and extend it upwards to form two holiday cottages. The application was withdrawn further to concerns raised by Officers that the building was proposed to be demolished, as no structural survey had been submitted and, in any event, the scheme proposed a stepped and higher roofline which did not reflect the characteristic of the long, unbroken roofline of the range and paid scant regard to the prevailing local sense of place. The proposals also included the use of chimneys and a regular window pattern. This was why planning application NP/DDD/1098/527 was latterly submitted and proposed conversion, without extension, and was ultimately approved.
58. Whilst this is not a listed building, the range it is nevertheless of a traditional character and appearance and is deemed to be a non-designated heritage asset for the reasons set out above. As such, regard needs to be given to the aforementioned Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and government guidance contained in Paragraph 216 of the NPPF. Paragraph 216 advises that, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
59. The range contributes to the character and appearance of the Monyash Conservation Area which, itself, is a designated heritage asset. Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 of the NPPF also states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
60. The raising of the roof would fundamentally alter the historic character and appearance of this vernacular building, in a manner which would harm the character and appearance of the group of buildings and the contribution they make to the Conservation Area. In addition, the whole building range, as constructed, is capable of conversion to form a dwellinghouse. The Authority have not been informed of any fundamental reason why a scheme which also includes the attached barn adjacent to the highway could not be considered as was the case with the previous application at the site; if the two barns were combined then there would be sufficient floor space at ground floor to form a dwelling.
61. It is already the case that the attached barn is to be set aside for bat mitigation as part of this application so a scheme that considered the two barns holistically and which maximised ground floor accommodation and therefore negated the roof extension would have the potential to be looked upon more favourably. Furthermore, and as

already stated, no detailed sectional drawings have been submitted to demonstrate that no rooms could be provided at first floor level.

62. In short, there is insufficient justification for works that would ultimately harm the character and appearance of the historic building range, by fundamentally altering its appearance through raising the elevations and roofscape. In addition, and notwithstanding the harm caused to the character and appearance of the range, it may be difficult to source materials that would match those of the existing, 19th century building.
63. It is considered that the harm that would be caused by the proposals as submitted is unjustified and not outweighed by any public benefit of allowing for the development and that the proposals fail to comply with Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and paragraph 212, 215 and 216 of the NPPF.

Ecology and biodiversity

64. The Applicant has submitted a Protected Species Survey (Dunelm Ecology – June 2025). The PDNPA Ecology Team has advised that all surveys have been undertaken in line with the relevant guidelines and an appropriate impact assessment has been undertaken, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats.
65. The following is advised in the Protected Species Survey (Dunelm Ecology – June 2025):

It is recommended that roosting opportunities similar to those that currently exist are incorporated within the scheme. This will be achieved by retaining a 9 m section of the barn at its northern end. Access will be provided by uncovering a pitching hole on the southeast elevation. Additionally, during repointing of the external walls, battens should be inserted within wall crevices and pointed around. The battens can then be removed before the mortar sets (see Natural England roost detail no.6. It is advised that 12 such crevices are provided per an elevation.

The mitigation measures for bats and nesting birds are welcomed by the Ecology Team and they welcome the proposal to retain a 9m section of the attached barn, given the roost requirements of brown long-eared bats.

66. The attached barn is included within the application site and therefore a planning condition could be imposed to require the mitigation measures to be implemented and maintained throughout the lifetime of the development. Subject to appropriate conditions, the development would comply with the aims of Policy L2 of the Core Strategy and DMC11 of the Development Management Plan.

Climate change/sustainable building

67. The Applicants advise that the proposed development will mitigate against its carbon footprint in the following ways:
- the proposed development will meet these new improved Building Regulations (June 2022) minimum standards for a barn conversion
 - small window openings will prevent excess solar gain in summer
 - opening windows and doors will provide cross ventilation use of natural daylight to the kitchen/dining with the use of roof lights
 - argon filled, double glazed units will improve thermal performance
 - energy light fittings to be fitted

- renewable energy provision is proposed with the provision of an air source heat pump on the rear (north west) elevation
- maximising the use of permeable surfaces for the drives and parking area to mitigate against surface water run-off
- use of a high efficiency boiler
- sustainable insulation to be used
- all construction materials and finishes to be locally sourced e.g.: reclaimed local stone, low carbon cement, timber from sustainable source
- low use, water-conserving fittings for taps and sanitary ware to be used throughout the development both internally and externally to increase energy efficient and energy savings.

68. The Applicant proposes that trickle vents will maximise natural ventilation. However, such detailing on windows is considered to present domesticating details to the building's windows and such would not be supported. This would need to be addressed with details of windows being submitted for approval, as a condition on any grant of planning permission. On this basis, the proposals are considered to address the aims of Policy CC1 of the Core Strategy and guidance contained in the Authority's Climate Change and Sustainable Building SPD.

Amenity

69. An air source heat pump is proposed on the rear (north west) elevation of the building. This would cause a degree of harm to the character and appearance of the building by adding such a domesticating feature visible from Rakes Road. In addition, this would be close to the dwellinghouse to the north west (Maystone Lo) and may lead to a noise nuisance.

70. To this end, it is considered that the air source heat pump could be located to the east of the range, on the south side of a new wall that could be built to define the car parking area, set back but parallel to the road. In that regard, the air source heat pump would not be visible from the road and any amenity impacts would only be to occupiers of the application building and the existing farmhouse. This could be a condition on any grant of planning permission to mitigate against the harm of such domesticating features.

Highway matters

71. The Local Highway Authority (Derbyshire County Council) has raised no objection to the proposal. It is considered that the site layout provides sufficient space for two parking spaces, which are required for a two bedroomed dwelling, as per DCC guidance. Additionally, it is considered there is manoeuvring space for vehicles to reverse back in order to egress via the site access in forward gear.

72. From review of the plans and elevations (Drawing No: 2311-01), it is understood that the existing site access will be retained as an access to the proposed dwelling. This is considered acceptable with regard to visibility and layout of access. To this end, the Applicant's attention is drawn to the need to ensure that the provision of the visibility splays required by any planning permission are safeguarded in any sale of the application site or parts thereof.

Conclusion

73. The raising of the elevations and the roof would fundamentally alter the historic character and appearance of this vernacular building, which is deemed a non-designated heritage asset, in a manner which would harm the character and appearance of the group of buildings and the contribution they make to the Conservation

Area, a designated heritage asset. In addition, and notwithstanding the harm caused to the character and appearance of the range, it may be difficult to source materials that would match those of the existing, 19th century building. As such, it is considered that the harm that would be caused is not outweighed by any public benefit of allowing for the development and that the proposals fail to comply with Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and government guidance contained in Paragraph 212, 215 and 216 of the NPPF.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Gareth Griffiths – Planner – South Area



Rake End Farm, Rakes Lane,

Item no. 8

Application no. NP/DDD/0725/0654

Committee date: 10/10/2025

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9. LISTED BUILDING CONSENT - MINOR ALTERATIONS TO EXISTING OFFICE ROOM AND TEA POINT FACILITY, TO INCLUDE NEW SUBDIVIDING STUD WALL, UPGRADES TO FIXTURES AND FITTINGS, AND REDECORATION WORKS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0725/0663), ALN

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. This application seeks listed building consent for internal alterations to two rooms on the ground floor of the historic part of Alden House. Overall the alterations would result in either neutral or modest enhancements to the listed building. One small part of the works would result in minor harm to significance, but would be outweighed by public benefits. The application is therefore recommended for approval.

Site and Surroundings

2. Aldern House is the headquarters of the Peak District National Park Authority and lies to the north of Bakewell Town centre. The site is within Bakewell's development boundary but outside of the designated Bakewell Conservation Area.
3. The property is a Grade II listed building dating from c.1820. It was originally designed and occupied as a house. The building was listed in May 1974.

Proposal

4. To make internal alterations to two ground floor rooms, known as Rooms 15 and 16. The two rooms are located in the north eastern corner of the historic house. Room 15 is currently a tea point facility and w.c and room 16 is a large single office accessed through room 15. The alterations consist of:
 - New subdividing stud walls and doorsets within room 16, in order to subdivide the space into two separate offices.
 - Overboarding of lath and plaster ceiling in room 15.
 - Other upgrades to fixtures and fittings including removal or replacement of modern doorsets, replacement of modern cupboard doors, replacement of secondary glazing to match existing, removal and renewal of modern kitchenette units, re-painting and new floor finishes, and renewal of lighting and fire alarm detection.
5. The works are proposed to enable room 16, which has been vacant for some time, to be sub-let for use by other businesses. It is stated that there is more demand for smaller offices, rather than larger open plan spaces.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3-year time limit for commencement.**
2. **In accordance with the submitted plans and specifications**
3. **All new paintwork to be in breathable Earthborne Claypaint: colour 'White Clay'.**

Key Issues

6. The impact on the character and significance of the listed building.

Relevant History

7. 2015 – listed building consent granted for alterations to kitchen and toilet area of the listed wing of Aldern House (including reconfiguration of room 15) – NP/DDD/1215/1148.

Consultations

Highway Authority – no impact on the public highway, so no comments to make.

District Council – no response

Town Council – no objections

Representations

8. None received.

Main Policies

9. Relevant Core Strategy policies: GSP1, GSP2, GSP3, L3
10. Relevant Local Plan policies: DMC3, DMC5, DMC7

National Planning Policy Framework

11. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
12. Paragraph 189 states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Assessment

13. Core Strategy policy L3 and Development Management policies DMC5 and DMC7 together state that applications affecting a heritage asset should clearly demonstrate its significance including how any identified features will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development of a heritage asset will not be permitted if it would result in harm to, or loss of significance character and appearance unless the harm would be outweighed by public benefit.

Proposals for Room 15

14. Room 15 is served by an original external doorway (which now gives access to a 1960s extension). It is unclear what Room 15 was originally used for. The submitted Heritage Statement suggests that given its location and proportions, it was a small entrance hallway. A plan from the 1940s held on the Authority's records shows a sink and possibly thralls in the room, suggesting it was used as a scullery at that time. The original single space was subdivided prior to listing in 1974 and was further reconfigured following listed building consent in 2015. The proposals to alter the modern kitchen fittings and to replace modern doorsets are acceptable and would have no impact upon historic significance. The ceiling to this room has been found to consist of lath and plaster, which is in a poor state of repair, with areas of cracking.
15. The Heritage Statement advises that it is not viable to repair the ceiling because lime plaster skim cannot be applied to the surface and the added weight of re-skimming would put further strain on the ceiling and increase the likelihood of collapse. It is therefore proposed to retain the lath and plaster in situ, but to overboard it in a manner that does not entail any fixing or other impacts upon the historic ceiling. This approach follows discussion with the Authority's Conservation Officer. Nevertheless, it would result in a low to medium negative impact to the significance of Room 15.
16. The application explains that Room 15 serves as the only tea point for multiple commercial tenants within Aldern House, as well as the Peak District Business Hub and that the deteriorated state of the ceiling does detract somewhat from its appearance. There is therefore a minor public benefit in maintaining accommodation to satisfy fee paying tenants, who in turn generate income to help fund the maintenance of the listed building.
17. It is considered that that these public benefits outweigh the minor harm caused by the impacts of overboarding this small section of 19th century lath and plaster ceiling.

Proposals for Room 16

18. The original purpose of the bay that now contains Room 16 is also unclear, however it is in an area that may be considered 'back of house'. A plan from the 1940s held by the Authority indicates that at that time the bay was subdivided in two, with a cross wall running west to east. The southernmost room was further subdivided with a perpendicular wall to form two small square-plan rooms. A Heritage Statement submitted with an earlier application suggests that the area was used as a boiler room with adjacent coal store. The plan appears to show a fireplace in the westernmost of the two smaller rooms. The only evidence of this that remains today is a large pillar in the centre of the now single space office.
19. The room has been used as an office since the National Park Authority purchased Aldern House in 1953. Plans from 1974 show part of the west to east cross wall had been removed by that time, and a corridor created at the western end to give access to two separate offices. This configuration remained until sometime after 1998, when all of the dividing walls were removed.
20. The proposal is now to return the layout to a similar configuration to that seen in 1974, with part of the west-east cross wall reinstated to form two separate offices and a new stud wall erected north-south to create an access corridor once again. The large pillar would remain in situ. Whilst a return to the more historic layout would be the optimum scenario from a heritage standpoint, it is accepted that this planform would not be viable for office use and the proposal does at least split the majority of the bay back into two, and returns the planform broadly to that when the property was listed, which is an improvement over the existing situation.

21. The other proposed works, including the creation of small fire rated electrical storage compartment, replacement of modern cupboard doors and replacement of secondary glazing with like for like, but more efficient glazing are minor in nature and would conserve and in some areas enhance the significance of the listed building. All new wiring and conduits would be surface mounted to avoid impacts on building fabric.
22. Finally, it has been confirmed that all paintwork would be breathable and in a muted heritage white colour.

Protected Species

23. By virtue of the nature of the proposed works, there would no impacts upon protected species.

Conclusion

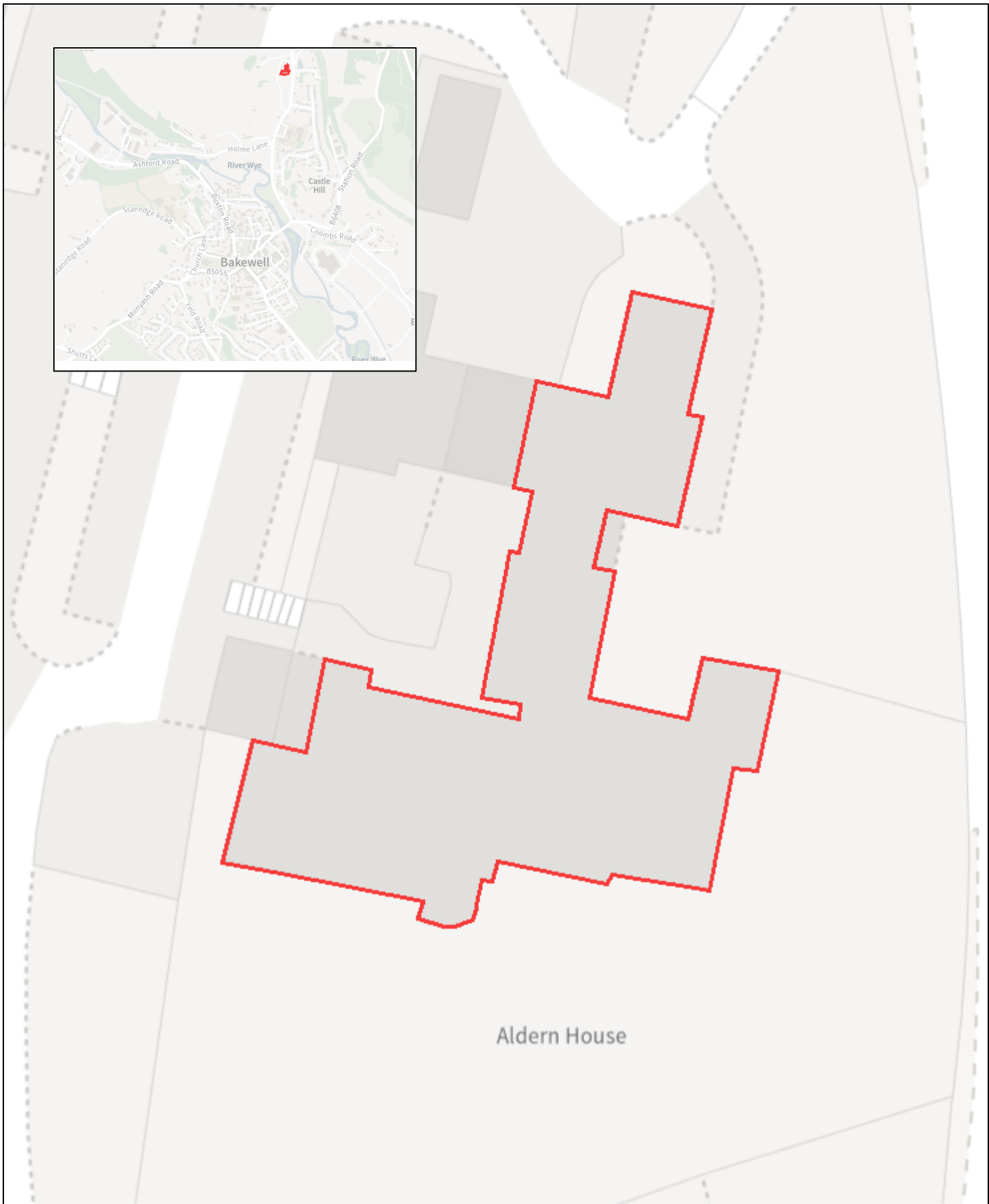
24. In conclusion, the proposed works would bring about some modest enhancements to the significance of the listed building. The minor harm resulting from overboarding the small area of lath and plaster ceiling would be outweighed by the public benefits of the scheme. The proposals therefore accord with Core Strategy policies GSP3 and L3 and Development Management policies DMC3, DMC5 and DMC7 and are recommended for approval.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil



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Aldern House, Baslow Road, Bakewell

Item no. 9

Application no. NP/DDD/0725/0663

Committee date: 11/10/2025

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10. MONITORING & ENFORCEMENT QUARTERLY REVIEW – OCTOBER 2025 (A.1533/AM)

Introduction

1. This report provides a summary of the work carried out over the last quarter (July – September 2025).
2. Most breaches of planning control are resolved through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, this can be authorised under delegated powers.
3. The Authority has a duty to investigate alleged breaches of planning control, but formal enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety or be unacceptable in terms of policy principle, for example.

RECOMMENDATION:

That the report be noted.

Summary of Activity

Notices issued

4. There have been three enforcement notices issued in the last quarter.

21/0102 The Moon Inn Stoney Middleton	Installation of 7 windows to the front elevation.	EN issued 07 August 2025.
23/0036 Field adjacent to B6051 and A621 to the south of Owler Bar	Creation of hard standing and widening of means of access.	EN issued 01 August 2025.
23/0060 Land between A625 and river Derwent, New Bridge, Calver	Construction of two timber structures.	EN issued 25 July 2025

Workload and performance

5. We have closed 42 enforcement cases in the last quarter. We are well on track to meet and likely significantly exceed our annual target of closing 120 cases as set out in the Service Delivery Plan. Despite this work the overall number of outstanding cases has slightly increased. However, as set out below this is due to efforts to reduce the number of outstanding enquiries which has resulted in breaches being discovered and enforcement cases being opened. The Authority has also recently appointed a Senior Monitoring and Enforcement Officer for the North area. This is a significant boost to the team providing resource to resolve the more complicated outstanding cases.

6. The number of enquiries received (82) is higher than the previous quarter. However, the team has made a significant effort to investigate outstanding cases resulting in the number of enquiries falling from 99 to 73. In September 2023 this figure was 232 so we have seen a 67% reduction over the last two years. We are almost at the position where the enquiry backlog has been cleared.
7. The table below summarises the position at the end of the quarter (30 September 2025). The figures in brackets are for the previous quarter.

	Received	Investigated/Resolved	Outstanding
Enquiries	82 (71)	108 (88)	73 (99)
Breaches	44 (33)	42 (54)	395 (393)

8. Breaches resolved

11/0056 Field Farm Dog Lane Calton	LISTED BUILDING. Replacement upvc windows, alterations to doorway, installation of rooflights and satellite dish.	LBC granted, and works carried out in accordance with approved details.
19/0187 Froggatt House Froggatt Edge Calver	Tree house	Immune from enforcement action.
25/0046 Industrial Unit Adjacent to Cressbrook Chelmorton	Breach of condition on NP/DDD/0412/0415 – stonework.	Not expedient to take enforcement action.
23/0057 Twitchill Farm Bowden Lane Hope	Siting of shepherd's hut.	Exemption certificate issued by Wanderlust Camping. No breach of planning control.
25/0049 Lochiel House Sherwood Road Tideswell	Garages approved under NP/DDD/0824/0844 not in accordance with approved plans.	Confirmed development is in accordance with approved plans. No breach of planning control.
14/0159 The Royal Bank Of Scotland Plc The Square Bakewell	LISTED BUILDING. Installation of air conditioning units on rear wall.	Listed building consent granted for works and air conditioning units removed.

14/0159 Woodbine Farm Winster Lane Elton	Building not in accordance with approved plans. Unauthorised yard, track and sewage pump.	Planning permission granted.
24/0042 The Forge House Bed and Breakfast Forge House Main Street Great Longstone	Erection of outbuilding within curtilage for use as a hair salon.	No breach of planning control.
15/0092 Land rear of Primitive Hall Main Street Chelmorton	Use of land as caravan site and installation of water and electricity supply.	Use of land ceased. Not expedient to pursue water and electricity supply infrastructure.
14/0308 West Bank House Longnor Buxton	LISTED BUILDING. Satellite dish to lower left side wall. Unauthorised blocking up of two internal doors.	Satellite dish removed. LBC granted for works to internal doors.
22/0020 Braemar Farm Unnamed Section of C138 From Crowdicote Road To Tagg Lane Earl Sterndale	Breach of condition 4 on NP/DDD/0414/0357 (landscaping scheme)	Landscaping scheme carried out.
24/0144 Cop Farm Old Dam Peak Forest	Unauthorised water tanks and an unauthorised building.	Planning permission granted at Appeal.
24/0120 Farmland adjacent to the Monsal Trail to the north of Thornbridge Outdoors	Erection of agricultural building	Planning permission granted.
22/0025 Butchers Arms Reapsmoor Longnor	Corner of field, resurfaced and used for storage, caravan sited and shipping container sited.	Planning permission granted for development of site.

25/0033 Newholme Hospital Baslow Road Bakewell	Erection of pole with surveillance camera, lighting and advertisements.	Not expedient to pursue on the basis of temporary measure while site is vacant.
18/0007 Diggle House Farm Diggle	Unauthorised use as cattery and livery.	Evidence provided to demonstrate use to be lawful. No breach of planning control.
23/0067 Oaks Wood Nr Highlow Hall.	Stone track, forestry shed, yurt and toilet block.	Planning permission granted at Appeal.
25/0056 Track from School Road, Hassop heading north parallel to Hassop Avenue	Works to track	No breach.
24/0040 Bateman Farm Unnamed Road From Road Leading To Tunstead To Glebe Farm Wormhill	Unauthorised alteration to an access taken from a classified road	Not expedient to take enforcement action.
24/0105 Longwoods Station Road Hope	Erection of building	Not expedient to take enforcement action.
25/0071 Windgather Cottage Windgather Road Kettleshulme	Erection of calf igloo	Building removed.
22/0011 Fields Farm Hernstone Lane Peak Forest	Siting of toilets on land	Not expedient to take enforcement action.
25/0075 Hull End Farm New Smithy Chinley	Erection of building	Site is just outside of NP boundary. Case reported to HPBC.

24/0154 Ivy Cottage Housley Road Foolow	Change of use from agricultural land to domestic - part of field to side surfaced and used as campervan storage.	Use of land ceased.
25/0023 Portland Square, Bakewell	Display of advertisements	Unauthorised advertisements removed.
23/0011 Land off Redmires Road	Laying of hard standing and use of land for siting of mobile café.	Use of land ceased. Hard standing grown over and not expedient to take enforcement action.
14/0062 Bank House Market Place Hartington	LISTED BUILDING. Three upvc windows and satellite dish.	LBC granted for replacement windows and satellite dish.
14/0065 1 Eastwood Cottages, The Dale, Hathersage	LISTED BUILDING Windows and doors	LBC granted.
16/0026 Elizabeth Ash Farm Hayfield Road Chinley	Siting of residential caravan.	Combined with 22/0028.
25/0024 Thornyleigh Green Farm Roche Grange Road Meerbrook	LISTED BUILDING Various works to house and shippon.	LBC granted.
21/0065 Rose Cottage/Johnsons Cottage 3 Main Street Taddington	Unauthorised alterations and side extension to ancillary garden building	EN served and complied with.
25/0047 11 Leacroft Road, Winster	Erection of outbuildings	Not expedient to take enforcement action.
19/0016 Church Side Conksbury Lane Youlgrave	LISTED BUILDING Upvc windows.	Combined with 25/0083.

25/0084 High Peak House Towngate Bradwell	Change of use from shop to car rental.	Use ceased.
14/0540 The Spar Calver Sough Calver	Erection of fencing.	Not expedient to take enforcement action.
24/0156 The Dolphins 10 Over Road Baslow Bakewell	Breach of condition 6 on NP/DDD/0920/0825	Not expedient to take enforcement action.
15/0094 New Barn Farm Aldwark Matlock	Siting of static caravan and siting and residential use of further static caravan.	Both caravans removed and use ceased.
21/0073 Hillsdale Lane Butterton	Construction of log cabin.	Immune from enforcement action.
20/0112 The Barn Bradwell	Unauthorised fence.	Not expedient to take enforcement action.
11/0184 Natwest Waterlane Bakewell	LISTED BUILDING Installation of external lighting without listed building consent and failure to discharge conditions 3, 4 and 5 on NP/DDD/1223/1467 and NP/DDD/1223/1468.	Lighting removed and works completed in accordance with permission.
23/0013 Lower Drystone Edge Farm Flash	Operational development to create riding arena.	Development removed and land remediated.

9. Current High Priority Cases

15/0057 Land at Mickleden Edge, Midhope Moor, Bradfield	Laying of geotextile matting and wooden log 'rafts' to form a track	EN in effect – initial compliance period expired. SSSI consent for works granted by Natural England. Officers are in discussion with the landowner's agent. Further action to secure compliance with EN being actively
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considered.

17/0044 Woodseats Farm, Windy Bank, Bradfield Dale	External and internal alterations and extension to listed building, erection of lighting and CCTV columns and engineering works (including construction of hardstandings and tracks)	EN in effect with regard to engineering works, extension and erection of lighting and CCTV columns. A site visit is to be made before considering further action
18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired. Contact with landowner's agent to secure compliance.
19/0064 Alstonefield Hall, Church Street, Alstonefield	External and internal alterations to grade II* listed building	PP and LBC granted on 9 November 2023 for works to regularize and remediate breaches. Officers are dealing with application in regard to planning conditions and investigating other works on site.
21/0060 Home Farm Main Street Sheldon	Various developments, including construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	December 2023 injunction granted and order issued and served. Actively considering further action.

Outstanding Enforcement Notices

10. The following is a list of cases where compliance with enforcement notices has been outstanding for more than three months. Some of the notices have been complied with in whole or part but must remain in place, for example in the event of a use re-commencing. Where enforcement notices are not complied with we contact owners, carry out further site visits to collect evidence and where appropriate pursue appropriate legal action.

Case Ref	Location	Description
04/0098	Land west of Crossgates Farm Wheston	Hardstanding on agricultural land EN took effect 2009

	Tideswell Buxton	Case reviewed. Officers to visit site to check current condition of the land and determine if any further action to be taken.
05/0003	Land at Riverdale Main Road Grindleford	Use of land and buildings for the storage of vehicles and other items. EN took effect 2008 – land mostly cleared. EN to remain in place as use may re-occur.
		Case reviewed. Officers to visit site to check current condition of the land.
05/0102	Land at the Forge, Damflask, Bradfield,	Use of land for the storage of vehicles. EN took effect 31 October 2003
		Case reviewed. Officers to visit site to check current condition of the land.
05/0126	Tor Farm Middleton by Youlgreave	Removal of two timber windows and section of stonework and replacement with UPVC window and UPVC window and door LBEN took effect 2003.
		Case reviewed. Officers to contact owner and determine if any further action to be taken.
06/0012	Midfield Macclesfield Road Kettleshulme	Siting and storage of a residential caravan and use of land for storage purposes, including the storage of building materials and equipment, vehicles and vehicle parts. EN took effect 1996 - land mostly cleared EN to remain in place as use may occur.
		Case reviewed. Officers to visit site to check current condition of the land.
07/0042	Hurdlow Grange Farm Hurdlow Buxton	Erection of portal framed agricultural building; 2. Erection of a lean-to building and timber car port; 3. Change of Use of land for storage and the siting and residential use of a static caravan EN for item 1 took effect 2012 EN for items 2 and 3 took effect 2015
		Case reviewed. Officers to contact owner and determine if any further action to be taken.
07/0084	Five Acres Farm, Narrowgate Lane, Wardlow	Change of use of land/buildings to parking and maintenance of lorries and trailers. EN took effect 2013. EN to remain in place as use may occur.
		Case reviewed. Officers to visit site to check current condition of the land.
08/0021	Land off Smith Lane, Rainow (Corner of Smith Lane & B5470)	Erection of building. EN took effect 2013. Building largely removed
		Case reviewed. Officers to contact owner to secure removal of remaining walls.

08/0063	Beech Croft Sheldon	Chimney on converted barn. EN issued/took effect 2010. Case reviewed. Officers have contacted owner to secure removal of chimney.
08/0069	Bent Farm Tissington	Siting and residential use of static caravan. EN took effect 2017 Case reviewed. Officers to visit site to check current condition of the land.
08/0072	Land at Gun Quarry Farm Heaton Rushton Spencer	Erection of a building EN (variation) took effect 2013 Case reviewed. Officers to visit site to check current condition of the land.
08/0104	Fernhill Cottage Ronksley Lane Hollow Meadows	Engineering operations and partial erection of building. EN took effect 2010 Case reviewed. Officers review development undertaken and whether in accordance with later planning permission.
09/0066	Land north of Home Farm Little Hucklow	Erection of buildings. EN took effect 2012 Case reviewed. Officers to visit site to check current condition of the land.
10/0177	Hurstnook Farm Cottage Derbyshire Level Glossop	Erection of two-storey and single-storey extensions (not built in accordance with NP/HPK/0602/085). EN (variation) took effect 2016. Case reviewed. Officers to visit site to check if later planning permission implemented.
09/0074	Land and buildings east of Lane End Farm Abney	Breach of holiday occupancy condition. EN took effect 2010. Case Reviewed. Officers to establish owners' details and contact to establish current use of the land.
10/0189	Foxholes Farm Top of Mill Lee Road Low Bradfield	Use of premises for wedding events. EN took effect 2019. Case Reviewed. Awaiting planning application for development of the site and considering further action.
11/0154	Land north of Lapwing Hall Farm Meerbrook	Change of use of agricultural land to domestic use, siting of caravan and erection of extension to caravan. EN took effect 2014. Planning permission granted for dwelling 2015 Case Reviewed. Considering further action.
11/0119	Shop Farm Brandside Buxton Derbyshire	Change of use of the land from agriculture to use for storage of caravans, derelict vehicles, scrap and refuse and siting and residential use of a caravan. EN took effect 1985 – land cleared following direct action – use subsequently recommenced.

		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
11/0222	Land off Stanedge Road Bakewell	Erection of building and use of building and land for storage of building materials. EN took effect 2014
		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
12/0040	Wigtwizzle Barn Bolsterstone Sheffield	Erection of unauthorised building. EN took effect 2015
		Case Reviewed. Officers to seek advice on protected species and determine if any further action to be taken.
12/0113	The Barn Mixon Mines Onecote	1.Cladding existing building and extension to existing building to create new building; and 2.Erection of a portal framed building Two ENs took effect 2016
		Case reviewed. Officers to visit site to check current condition of the land.
13/0051	Land north east of Holly House Farm Flagg	COU siting of static caravan on the land to provide residential accommodation. EN took effect 2016
		Case reviewed. Officers to visit site to check current condition of the land.
14/0098	Pilough Farm Pilhough Rowsley Matlock	Various alterations including timber panelling. EN took effect 2007.
		Case Reviewed. Officers to establish owners' details and contact to in regard to EN.
15/0028	The Stone Yard Stanedge Road Bakewell	Material Change of Use of the Land from a B8 Storage to B2 Industrial. EN took effect 2022
		Case Reviewed. Considering further action.
15/0036	Field opposite Grayling Hope Road Edale Hope Valley	Residential caravan. EN took effect 2019 EN complied with but caravan returned September 2020
		Case Reviewed. Considering further action.
15/0057	Midhope Moor/ Cutgate/ Lost Lad	Creation of track EN took effect 2021
		Case Reviewed. In communication with landowner's agent and considering further action.
15/0083	Maynestone Farm Hayfield Road Chinley	Erection of extension. EN took effect 2016 PP granted for amended scheme Jan 2023
		Case Reviewed. Officer to visit site and check if planning permission implemented.

16/0118	Brackenburn Riddings Lane Curbar Calver	Erection of gates and gate posts in breach of conditions on NP/DDD/0913/0809 (construction of replacement dwelling) EN took effect October 2020. Case Reviewed. Considering further action.
16/0163	Five Acres Fields Edge Top Road Longnor	Unauthorised building used for storage, workshop and welfare EN and s215 Notice took effect 2020 Case reviewed. Officers to visit site to check current condition of the land.
17/0044	Woodseats Farm Windy Bank Bradfield Dale Sheffield	Unauthorised works to Listed Building and engineering works in the setting and wider farmstead. EN took effect 2019 Case reviewed. Officers to visit site to check current condition of the land.
17/0095	Blues Trust Farm Marnshaw Head Longnor	Erection of a building and the siting and residential use of a touring caravan. Construction of an access track. EN took effect 2019. EN partially complied with Case Reviewed. Considering further action.
18/0062	Cartledge/Rushy Flat Bradfield Moors Grid ref: 2113 9238	Creation of track EN took effect May 2019 Case Reviewed. Officers to contact landowner' agent to secure compliance. Considering further action.
19/0189	Land adjacent to Black Harry House Main Road Wardlow	Erection of dwelling (not in accordance with planning permission ref: NP/DDD/0217/0130) EN took effect 2020 - permission granted for amended scheme 9 July 2024 Case Reviewed. Awaiting implementation of planning permission.
19/0218	Home Farm Main Street Sheldon	Excavations and building operations to rear of guest house EN took effect 2021 Case Reviewed. Considering further action in relation to injunction.
21/0060	Home Farm Main Street Sheldon	Construction of track and widening of gateway onto road EN took effect 2009 - complied with but track subsequently reinstated Case Reviewed. Considering further action in relation to injunction.
21/0065	Johnsons Cottage Taddington	Building operations, being the construction of an extension to create a covered seating area EN took effect 2024

Case reviewed. Development almost entirely removed.

21/0085 New Vincent Farm
Parsley Hay

Camping pods
EN took effect 2022

Case Reviewed. Considering further action.

20/0089 The Bank House Bar and
Restaurant
Hathersage

Erection of timber structure
EN took effect January 2025

Case Reviewed. Considering further action.

Report Author: Adam Maxwell, Development and Enforcement Manager

11. **PLANNING APPEALS MONTHLY REPORT (A.1536/BT)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
3371429 NP/S/0325/0256	Replacement store building at Land off Old Coach Road, Low Bradfield, Sheffield.	Written Representation	Delegated

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
3363131 NP/DDD/0125/0111	For the replacement of windows to the front elevation to the pub at The Moon Inn, High Street, Stoney Middleton.	Written representations	Dismissed	Delegated

The main issue considered by the Inspector was the effect of the proposal on the character and appearance of the host building the Moon Inn, a non-designated heritage asset (NDHA), and whether it would preserve or enhance the character or appearance of the Stoney Middleton Conservation Area (SMCA).

3362332 NP/DDD/1024/1069	Change of use to a residential dwelling and garden, rebuilding of single storey element along with new access track Land to the west of Stanedge Road, Bakewell	Written representations	Dismissed	Delegated
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The main issues considered by the Inspector were: The effect of the proposal on the character and appearance of the Peak District National Park; the effect of the proposal on heritage assets; and the effect of the proposal on highway safety.

3363039 NP/DDD/1224/1362	Proposed conversion of agricultural barn to open market dwelling at barn and croft Robin Hey, Main Road, Wardlow	Written representations	Allowed	Delegated
The main issue considered by the Inspector in this appeal was the effect of the proposed development on the character and appearance of the site and surrounding area, including whether it would preserve or enhance the character or appearance of the Wardlow Conservation Area (CA) and preserve the setting of the non-designated heritage asset (the barn).				
3356913 NP/DDD/0723/0770	Formation of new doorway to the ground floor between the kitchen and dining room Further House, Baulk Lane, Hathersage	Written representation	Dismissed	Delegated
The main issue considered by the Inspector was whether the proposal would preserve the Grade II listed building of The Cottage, or any features of special architectural or historic interest which it possesses.				
3360574 NP/DDD/0324/0312	Proposed is described as: 'stone faced garden room extension with a tiled roof' at Suidhe Ban, The Nook, Eyam	Written representation	Dismissed	Delegated
The main issue considered by the Inspector was whether the proposal would preserve or enhance the character or appearance of the Eyam Conservation Area and the effect on the significance of Suidhe Ban, a non-designated heritage asset.				
3367411 NP/DDD/0225/0121	The development proposed is a single storey lean-to extension to the rear of a dwelling at The Old Barn, Main Road, Flagg.	Written Representation	Allowed	Delegated
The main issue considered by the Inspector was the effect of the proposed development on the character and appearance of the host building, with regard to its significance as a non-designated heritage asset.				
3364693 NP/DDD/0924/0916	The works are described as 'the provision of two parking bays with hipped roof canopy. Proposed removal of a disused oil tank, excavation of hillside alongside driveway, and the felling of 4 low quality trees in woodland. To include associated landscaping and hard-standing	Written Representation	Allowed	Delegated

provision' at Cressbrook
Hall, Cressbrook.

The main issue considered by the Inspector was whether the works preserve the Grade II listed building of Cressbrook Hall and attached terracing, with particular regard to its setting.

4. **RECOMMENDATION:**

To note the report.

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