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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.1142/5186

Date: 30 July 2026



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 7 August 2026**

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 17 July 2026** *(Pages 5 - 12)*
- 3. Urgent Business**
- 4. Public Participation**
To note any questions or to receive any statements, representations, deputations 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 of Former Care Facility to Form 7 Dwellings Including Demolition of the Central Communal Block, External Alterations, Landscaping and Other Works at Gernon Manor House, Dagnall Gardens, Bakewell (NP/DDD/1225/1316) ALN** *(Pages 13 - 26)*
Site Plan
- 7. Full Application - Erection of a Single Storey Side and Rear Extension at The Old Hall, Creamery Lane, Parwich (NP/DDD/0626/0578) LB** *(Pages 27 - 38)*
Site Plan
- 8. Listed Building consent - Erection of a Single Storey Side and Rear Extension at the Old Hall, Creamery Lane, Parwich (NP/DDD/0626/0579) LB** *(Pages 39 - 48)*
Site Plan
- 9. Householder Application - Proposed Garage and Store Building for Purposes Incidental to a Dwelling at The Barn, South Church Street, Bakewell (NP/DDD/0326/0254) MN** *(Pages 49 - 58)*
Site Plan
- 10. Full Application - Use of Garage for Incidental Residential Use and Parking of Vehicles at 26 Swift Close, Bradwell (NP/DDD/0226/0202) KF** *(Pages 59 - 66)*
Site Plan
- 11. Planning Appeals Monthly Report (A.1536/BT)** *(Pages 67 - 70)*

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.

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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: M Chaplin
Vice Chair: P Brady

T Arnold	M Beer
R Bennett	Prof J Dugdale
J Garvey	B Hanley
L Hartshorne	I Huddleston
A Nash	V Priestley
K Potter	M Smith
J Wharmby	

Other invited Members: (May speak but not vote)

C Greaves	A Martin
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Constituent Authorities
Secretary of State for the Environment
Natural England

Peak District National Park Authority
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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 17 July 2026 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: M Chaplin

Present: P Brady, T Arnold, M Beer, R Bennett, Prof J Dugdale, J Garvey, B Hanley, L Hartshorne, I Huddleston, A Nash, K Potter, V Priestley and J Wharmby

Apologies for absence: M Smith.

70/26 MINUTES OF PREVIOUS MEETING HELD ON FRIDAY 12 JUNE 2026

The minutes of the last meeting of the Planning Committee held on 12 June 2026 were approved as a correct record.

71/26 URGENT BUSINESS

There was no urgent business.

72/26 PUBLIC PARTICIPATION

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

73/26 MEMBERS DECLARATIONS OF INTERESTS

Item 11 – Monitoring & Enforcement Quarterly Review

P Brady declared having a family connection on the enforcement report.

74/26 FULL APPLICATION - DEMOLITION OF 3 PRECAST CONCRETE GARAGES AND THE CONSTRUCTION OF TWO AFFORDABLE LOCAL NEED DWELLINGS AT LAND AT SHERWOOD ROAD AND HARDY LANE, TIDESWELL (NP/DDD/0126/0134) JK

The North Area Manager presented the report and outlined the reasons for refusal of the proposal. There had been a previous refusal for the development of two affordable dwellings in 2021 which was dismissed on appeal. Six trees on site are covered by a tree preservation order and the proposal would require the removal of three of these. The Officer recognised there is a wider need for more affordable housing, and the

development would meet some of that need however this would not outweigh the harm identified to the streetscene, Conservation Area, local biodiversity and the setting of the nearby listed building.

The following spoke under the public participation at meetings scheme:

- Robert Hopkins – Applicant

Some Members had visited the site the previous day.

Members discussed the following points:

- A site had been identified by the Local Housing Authority to provide 20 houses over two phases, which would provide for the needs of the local community.
- The trees on site were discussed and Members felt the preservation of these trees was important. Replacing these with saplings would be too much of a loss.
- Members acknowledged the need for affordable housing but felt the proposed site was not the place for this development.
- Alternative areas within the proposed site were questioned. From previous applications, development away from the trees had been proposed to help retain the majority of the mature trees but were refused and dismissed at appeal. It was concluded the site could not be developed on without having an impact on the trees.

A motion to refuse the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The felling of three TPO protected trees along with likely pressure from future residents for the removal or lopping of remaining protected trees would result in immediate and likely longer term significant harm to the character and appearance of the street scene, local biodiversity and the significance of the Conservation Area contrary to Policies GSP1-3, DMC13 and L1.**
- 2. The layout and the design of the development does not adequately reflect the established built form in the locality especially with regard to the parking area and wide gable massing. The proposal would therefore harm the valued character, appearance and significance of the Conservation Area, the street scene and the setting of the adjacent listed Hardy House contrary to Policies GSP1-3 & DMC3, DMC5 and DMC7.**
- 3. The substantial harm to local biodiversity contrary to Policy GSP1-3 and DMC11 from the loss of semi natural green space and the three protected mature trees which provides habitat for birds, bats and other species. The compensatory planting elsewhere in the village will not mitigate the losses from this site**
- 4. Inaccurate BNG assessment which also does not follow appropriate mitigation hierarchy in achieving net gain.**
- 5. Inadequate information to demonstrate that off-site nutrient credits are available or have been secured to demonstrate nutrient neutrality.**

6. **The development does not demonstrate that adequate vehicle and pedestrian visibility splays can be provided within land in ownership to ensure a safe access. Furthermore, no bin storage/dwell areas are proposed or secure cycle storage.**
7. **The less than substantial harm caused to the setting of Hardy House and to the significance of the Conservation Area from the loss and damage to the protected trees and the poor layout/design of the scheme is not outweighed by the public benefit arising from the limited provision of affordable housing contrary to Policies DMC5, 7, 8 and the NPPF.**
8. **Harm to the archaeological interest within the site in the absence of pre determination archaeological investigation works, alongside the harm which in itself (e.g. trenching) would likely cause harm to the root protection areas of the protected trees.**

75/26 FULL APPLICATION - CHANGE OF USE OF AGRICULTURAL BARN TO SINGLE (C3) 3-BEDROOM DWELLING WITH ASSOCIATED WORKS INCLUDING ACCESS AT LAMB HILL BARN OFF TROUBLEWOOD LANE, LOW BRADFELD (NP/S/0326/0286) HF

The North Area Senior Planner presented the report and outlined the reasons for refusal of the proposal. At present there is an enforcement case which opened in November 2025 regarding the creation of an unauthorised track leading up to the barn. The Officer clarified that the applicant did not consider the track to be unauthorised as there had previously been a track present. It was noted there is a proposal to create an amenity area which was not outlined within the submitted plan at the time of application. This area would be East of the barn. Within the report there had not been a reference to the two king post trusses within the barn. Indication had been made within the structural report submitted that these would be retained.

The barn has been identified as a non-designated heritage.

Since the report was published, a response had been received from the planning agent, however due to timings, this had not been considered prior to committee.

The following spoke under the public participation at meetings scheme:

- Charlotte Williamson – Applicant
- Mark Bowen – Supporter
- Caroline McIntyre – Supporter

The following points were noted:

- The Officer confirmed in some cases tracks can be permitted development either for agricultural use or maintenance and alteration of private ways., however neither was considered to apply in this case.
- Funding of up to 80% from Farming in Protected Landscapes (FiPL) could support the restoration of the barn to retain an agricultural and low-intensity use.
- Reference to scheme for 20 homes in Low Bradfield and the impact of this on addressing local housing needs.

Some Members had visited the site and stopped to view the Water Treatment Works at Low Bradfield the previous day

Members discussed the following points:

- Some Members sympathised with the applicant and what they were trying to achieve. The preservation of the landscape was discussed and concerns were voiced over the impact both the access road and dwelling would have on the landscape.
- Comments on the open enforcement case against the track were made, Officers stated that a decision would be made whether or not that this would be pursued if the application was to be refused.
- Members felt a number of the concerns raised in the Officer's report could be addressed by conditions. Screening around the track and amenity area were suggested.
- The materials used on the track were discussed, it was mentioned plastic and metal had been used to fill the track and Members felt damage to the surrounding ecology had already occurred.
- Some Members had visited the site the day before and concluded the barn and track were very prominent from numerous viewpoints and it would be difficult to screen in an appropriate way. In addition, it was mentioned, there would be considerable land movement to create the proposed plans which would be highly visible.
- Members felt from the report it was unclear as to why the barn was a non-designated heritage asset and if refused, what the future of the barn would be.
- With there being an open enforcement case on the site with regards to the track, Members felt an application could not be accepted especially as suitable access was not possible at the time of the application.
- Members made a point of the barn being in a condition that may require considerable work which would result in a near new build rather than a barn conversion.

A motion was made by the Members to defer the application to allow for further discussions.

A motion to defer the application was moved, seconded, put to the vote and lost.

A motion to refuse the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1. The proposed dwelling 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 result in unacceptable harm to the setting of a non-designated heritage asset and to the character and appearance of the landscape, and that harm is not outweighed as part of the planning balance. The development is contrary to Core Strategy Policies GSP1, GSP3, L1 and L3; Development Management Policies DMC3, DMC5, DMT3 and DMT8; the Conversions SPD and NPPF.**

G Priestly declared they had received an email from a Joel Williamson on 15 July, which was not previously mentioned.

11:34am the meeting was adjourned and recommenced at 11:44am

11:40am – A Nash left the meeting

Item 9 was moved ahead of item 8.

76/26 S.73 APPLICATION FOR THE REMOVAL OF CONDITION 3 ON NP/DDD/0723/0788 AT SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE ROAD, HATHERSAGE (NP/DDD/0326/0323) JK

The North Area Manager presented the report and outlined the reasons for approval of the proposal. Minimum clearance of 4,012mm was set in 2023, upon completion and from a survey carried out on site, the actual clearance is 3,870mm. It was noted the existing bridge clearance is lower than the new bridge clearance however there is an incline which may have an impact on longer vehicles. An amended drawing was requested to demonstrate the impact on the clearance of longer vehicles and the neighbour's effluent tanker. Due to the late submission of the plan, the public consultation period had not ended at the time of committee.

A motion to approve the application in accordance with the officer recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions and provided no new representations contrary to the recommendation are received before the end of the re-consultation period; And that any which are received are delegated to the Head of Conservation and Planning to consider in consultation with Chair/Vice Chair of Planning Committee before issue of the decision.

- 1. The development hereby approved shall not be carried out otherwise than in complete accordance with the following approved plans; the 'Visualisation of Proposed Structure' drawing No 136126-2885-BAM-0000-DRG-T-LP-040004-P01, the 'General Arrangement Drawing' No 136126-2885-BAM-0000-DRG-T-LP 040002 Rev P01, as amended by the drawing titled MAS 25 - TOPOGRAPHICAL AS BUILT SURVEY & BRIDGE SOFFIT CLEARANCES TO A 25M CHORD (received on the 6/7/26) and the 'Outline drawing – wing wall sheet 2 drawing no 136 126-2885-BAM-0000-DRG-C-ST-043024 Rev P04.1 subject to the following modifications and/or conditions;**
- 2. The development shall be carried out in full accordance with the existing construction management plans and ecological management plans approved under discharge applications ref NP/DIS/0721/0831, NP/DIS/0821/0918 and NP/DIS/0921/1041.**

B Hanley stated one of the parish councillors involved was from Hathersage Parish Council where they sit as a councillor and so abstained from voting.

77/26 FULL APPLICATION - CHANGE OF USE OF THE FIELD TO PROVIDE A SMALL-SCALE, SEASONAL TOURING CARAVAN AND CAMPING SITE AT YEW TREE FARM, WETTON (NP/SM/0526/0467) MN

The South Area Principal Planner presented the report and outlined the reasons for refusal of the proposal. The site is currently used as a campsite under permitted development rights for 60 days a year. There had been an erection of a building in support of the 60-day campsite but this has not been removed from the site when not in use as is required under the provisions of the GPDO and does not otherwise benefit from planning permission. Due to the openness of the site and lack of tree planting, the campsite would be highly visible from public rights of way and screening through tree planting would be inappropriate for the landscape. Concerns were made around noise pollution and the impact this would have on neighbouring properties, no assessment or measures were submitted as part of the application. The application was made by the applicant under the impression it would be exempt from Biodiversity Net Gain (BNG) regulations, however, following consultation this is not the case.

The following spoke under the public participation at meetings scheme:

- Graham Stubbs – Applicant

Members discussed the following points:

- The openness and lack of screening was mentioned and having a more permanent campsite would intrude on the landscape. Suggestions of there being more appropriate and less prominent sites were made.
- Members voiced support for the rural economy and small businesses and the proposal would make farming more economically sustainable within the area. Support from the local community was highlighted.
- Suggestion of concerns raised in the officer's report, particularly around the lack of screening, could be addressed through amendment.
- Members discussed the enforcement enquiry of the erection of the building as well as the lack of BNG report and felt these would need to be resolved before making a decision.
- Members queried whether other sites had been looked at which would have less landscape impact. It was noted other land had not been explored as part of the pre-application process.

A motion to DEFER the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED and delegated power to the Head of Planning, Development and Enforcement Manager and South Area Manager to approve the application on a reduced seasonal basis, in consultation with chair and vice chair, subject to achieving a satisfactory amenity building, landscaping and submission and acceptance of the required Biodiversity Net Gain information.

78/26 HOUSEHOLDER APPLICATION - TWO-STOREY EXTENSION BUILT TO THE REAR OF EXISTING HOUSE, AND CREATION OF PARKING SPACE AT HUNSTONE HOUSE, WINSTER (NP/DDD/0526/0482) MN

The South Area Principal Planner presented the report and outlined the reasons for approval of the proposal. The title of the report was incorrect and should state Householder Application - A single-storey rear extension built into the higher rear level of the garden, Hunstone House East Bank Winster (NP/DDD/0526/0482)". In addition to this change, the report author should state Charlotte Clarke. It was noted that on the elevation plans the chimney is missing, and clarified that a chimney is present on the property and will be retained. The proposal to reduce the size of the first-floor window is more in-keeping with the characteristic of the property. The design had been amended by the applicant from discussions with Officers following refusal of the previous application for extension, and the updated proposal is more sympathetic to the wider environment. There had been a response to the submitted report in relation to an error on one of the measurements within paragraph 58. The report should state a 7.5m gap between the proposed extension and the neighbour's rear amenity space.

A motion to approve the application in accordance with the Officer Recommendation was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the to the following conditions:

- 1. 3-year implementation period**
- 2. Adopt amended plans**
- 3. The new window in the eastern elevation of the extension shall be obscure glazed.**
- 4. The rainwater goods shall be of black cast metal.**
- 5. Materials and pointing to match the existing in appearance.**
- 6. The new and replacement windows proposed shall be of timber construction, with central glazing bar (set external to the glazing) to first floor window.**
- 7. Detailed design of new back door to be approved.**
- 8. All new retaining walls shall be faced with natural limestone rubble to all external faces.**

12:23pm – L Hartshorne left the meeting

79/26 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JULY 2026 (A.1533/AM)

The Committee considered the Quarterly Enforcement report covering the quarter April – June 2026.

Members discussed the following points:

- Members were pleased to see the continued progress and complimented everyone on the enforcement team.
- Members noted the increase in enquiries, there was no definitive answer as to why there was an increase, it was suggested more development may be carried

out at that time of year and the team would look into this and report back to Members.

RESOLVED:

1. That the report be noted.

80/26 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The committee considered the monthly report on planning appeals lodged, withdrawn and decided.

Members were advised to forward any emails in relation to appeals to the Legal Team.

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

RESOLVED:

1. That the report be noted.

81/26 PLANNING APPEALS ANNUAL REPORT (A.1536/BT)

The committee considered the annual report on planning appeals lodged, withdrawn and decided.

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

RESOLVED:

1. That the report be noted.

The meeting ended at 12:39

6. FULL APPLICATION - CHANGE OF USE OF FORMER CARE FACILITY TO FORM 7 DWELLINGS INCLUDING DEMOLITION OF THE CENTRAL COMMUNAL BLOCK, EXTERNAL ALTERATIONS, LANDSCAPING AND OTHER WORKS AT GERON MANOR HOUSE, BAKEWELL (NP/DDD/1225/1316, ALN)

APPLICANT: C13 ESTATES LIMITED

Summary

1. The application proposes the conversion of an existing (closed) care home to five open market dwellinghouses and two local needs affordable dwellinghouses.
2. The affordable units would meet an identified local need and would be of a size and type that would remain affordable .
3. The design details are acceptable and as amended the scheme would secure an acceptable level of residential amenity.
4. Highway and parking matters are adequately addressed and there is no justification to limit pedestrian access to and from The Avenue.
5. Impacts on trees are adequately mitigated as amended and flood risk and drainage considerations are addressed.
6. The application is recommended for conditional approval.

Site and Surroundings

7. Gernon Manor House is a currently closed care home within the town of Bakewell.
8. It is located on the Dagnall Gardens cul-de-sac, to the west of the A6, off which it is currently accessed. A further cul-de-sac, The Avenue, runs roughly parallel with Dagnall Gardens to the south of the application site, also accessed from the A6.
9. The buildings currently comprise a group of four single-storey pitched roof blocks. They were previously (until 2024), connected by flat-roofed links to form a single unit of accommodation, with a central pitched roof communal building. The central pitched roofed element and the flat-roofed connecting corridors have already been demolished (without the benefit of planning permission) and some internal works to alter the building have also taken place.
10. The property has residential neighbours to the side; to the immediate east and west of its boundaries, on Dagnall Gardens to the north-east, on The Avenue to the south and in the Hoyle Court building a short distance north west of the site.
11. A tall yew tree hedge bounds the southern edge of the application site, with a number of further trees present within the site.
12. Whilst the application property is not a historic building, the site lies within the Bakewell Conservation Area, the boundary of which tracks the southern and eastern boundaries of the site.
13. Much of the site and existing building is within Flood Zone 2.

Proposal

14. Change of use from C2 to C3 following demolition of central communal block of single storey former care facility and adaptation/conversion to create 7 bungalows. The proposals include:

- Change of use of the buildings within their shells. Three of the four blocks would be converted to semi-detached dwellings (Houses 1-6), and one to a detached dwelling (House 7).
- The dwellings in the north-eastern block (Houses 5 and 6) would be the affordable houses. As amended, Unit 5 would have three bedrooms and unit 6 would have two.
- One of the open market dwellings would have two bedrooms and the others three.
- Retrospective proposals for the demolition of the central communal block and replacement with a central parking, manoeuvring and landscaped area.
- External alterations to the buildings and creation of residential curtilages to each house.
- Vehicular access from Dagnall Gardens, splitting into two driveways, one to the north and one to a central courtyard.
- As amended, 13 off street parking spaces to be provided.
- Most trees proposed for retention (including the yew hedge on the southern boundary), except for a number of trees in poor condition or unsuitably close to the development.

RECOMMENDATION:

That the application be **APPROVED** subject to a section 106 agreement to restrict occupancy of Houses 5 and 6 to local needs and the following conditions:

1. 3-year implementation period.
2. Adopt amended plans.
3. Remove permitted development rights for alterations, extensions, outbuildings, gates, fences and walls, solar pv panels.
4. The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawings.
5. Construction management plan to be submitted and approved.
6. Prior to commencement of any further demolition works or site works, or the arrival of any materials or machinery, tree protection fencing and ground protection to be installed and retained in accordance with Tree Protection Plan.
7. Prior to the commencement of any further demolition or site works - or the arrival of any materials or machinery on site - a pre-commencement meeting shall be held on site and attended by the developer's appointed arboricultural consultant and the site manager and foreman with overall responsibility for the progression of works. At this meeting the arboricultural consultant shall confirm that all tree protection measures have been installed in accordance with the approved Tree Protection Plan and that all of the approved arboricultural measures relating to works within trees' RPAs are fully understood. The development shall thereafter be carried out in accordance with all the stated requirements of the Arboricultural Report.

- 8. Yew trees T020 to T028 are to be reduced to a more compact size in a staged process carried out over no less than 3 years.**
- 9. No tree which is retained or planted under conditions of the permission shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 10 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the National Park Authority. Any such tree which is cut down, uprooted, destroyed, pruned, cut or damaged within that period shall be replaced with another of the same species at the same location and of minimum height 2.5 metres above ground level except where an alternative is approved in writing by the National Park Authority.**
- 10. All mitigation, compensation and enhancement measures detailed in Section 6. of the Preliminary Ecological Appraisal Report (September 2025) by JM Ecology to be conditioned and adhered to.**
- 11. All features to be provided in accordance with DSA drawing 1375 204 'Landscape Softworks: Ecological Enhancements Plan' prior to the buildings being brought into the approved use.**
- 12. External lighting scheme to be submitted and approved.**
- 13. Hard landscaping scheme to be submitted and approved. Boundary treatment to garden to east of House 5 (at the entrance to the site) to be a 1.2m traditional drystone (natural limestone) wall with half round natural gritstone coping stones, rather than a close boarded fence.**
- 14. Recommendations in para 4.1 of the submitted Sustainable Drainage Options Appraisal and Strategy to be fully implemented before any of the dwellings are first occupied and the maintenance schedule at para 4.2 to be enacted throughout the life of the development.**
- 15. Air source heat pumps to be installed and fully operational before each relevant property is first occupied. External unit to be painted out to match the colour of the adjacent stonework.**
- 16. Timber on porch canopies and close boarded boundary fencing to be painted or stained a muted, recessive colour at the time of erection.**
- 17. Details of final finish of all external timberwork to be submitted and approved. The finish shall be cream or a muted, recessive colour, not brown stain.**

Key Issues

- The principle of development, including the provision of open market housing and the loss of a community facility.
- Design and Appearance
- Impact of the development on the Bakewell Conservation Area.
- Highway and Access Issues.
- The impact of the development on the amenity of neighbouring properties.

- The impact of the development on protected species.
- Flood risk.
- Climate change mitigation.
- Tree Impacts.

Relevant Planning History

February 2025 – pre-application enquiry submitted with regard to revised scheme (PE\2025\ENQ\51838).

2024 – planning permission refused for change of use from c2 to c3 following demolition of central communal block of single storey former care facility and adaptation/conversion to create 7 bungalows (NP/DDD/0724/0755).

1998 – Renewal of temporary consent for use of staff dwelling as an office (granted temporarily)

1993 – Change of use from staff dwelling to office (granted temporarily)

1977 – 36 aged persons home and 2 staff dwellings and erection of garage (granted)

Consultations

15. Highway Authority – Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.
16. Lead Local Flood Authority – Due to the team's current workload, Derbyshire LLFA are only responding to Major planning applications.
17. Town Council – *“Bakewell Town Council prefers that the development of the Gernon Manor site is designated as affordable homes for local elderly residents. If the developer is unable to provide seven such affordable homes, then the Town Council would reluctantly raise no objection to this proposal if and only if a minimum of two dwellings is designated as affordable homes and made available for purchase at the lowest possible cost to a social housing provider.”*
18. District Council Housing Enabler – The 2023 Bakewell Housing Needs survey found a need for 53 affordable dwellings. The provision of new affordable bungalows in Bakewell is greatly welcome. Given the profile of need it would be highly preferable for the affordable dwellings to compromise 1 x 2 bed and 1 x 3 bed rather than 2 x 3 beds.
19. Historic England – Not offering advice in this case.
20. Environment Agency – The development falls within flood zone 2 and therefore the Authority should apply national flood risk standing advice (FRSA) in this instance.
21. PDNPA Tree Officer – no objections to amended scheme subject to conditions to secure tree and ground protection and the ensure the yew trees are reduce in a staged process over 3 years.
22. Authority's Ecologist – no objections subject to conditions,

Representations

23. 6 letters of representation were received to the initial consultation. 2 object to the application, 3 make general comment and one is in support. Many of the representations express concern in relation to the provision of pedestrian access on to The Avenue. The planning considerations raised are summarised below (full comments are available on the application file).

- Concerns over intensification of use of The Avenue by pedestrian and vehicles as a result of the retention of two pedestrian gates.
- Mature yew hedgerow should be retained at a height of at least 2 metres.
- Request for secure boundary fencing.
- Priority should be given to the needs of the ageing population.
- Concerns over inaccuracy and contradictions within submitted plans and documents.
- Single aspect homes will not be high quality development.
- Overlooking to Dagnall House.
- Concerns about surfacing and management of communal areas.
- Use of timber cladding on buildings is inappropriate.
- Concerns about level of off-street parking provided.
- Concerns about over level of affordables provided (should be more).
- PD rights should be removed if permission granted.
- No evidence of rainwater harvesting considered.

24. Following a re-consultation (to neighbouring properties) following the receipt of amended plans and additional/amended information, 4 further letters of representation have been received. They mainly relate to the following points (again full comments are available on the application file):

- Remaining concerns that two pedestrian gates are still retained. The gates have been unused for many years and the access onto The Avenue serves no meaningful planning purpose. The gates would detract from residents' sense of security and privacy. Request that gates are removed and replaced with a solid boundary treatment.
- Concerns that timber fence abutting The Avenue is not robust enough.

25. One of the letters raises additional issues, the majority of which are in the list above from the original consultation. However in addition, the representation raises additional concerns about impact on tree T1, issues with regard to sustainable drainage, and the lack of disabled parking bays.

Main Policies

Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L2, L3, HC1, HC4, CC1

Relevant Development Management Plan policies: DMC3, DMC8, DMC12, DMC13, DMC14, DMT3, DMT8

National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.

27. Paragraph 182 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.

28. Paragraph 173 goes states that development should only be allowed in areas at risk of flooding where, in the light of flood risk assessment, it can be demonstrated that the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment, that it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate, that any residual risk can be safely managed, and that safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Assessment

Principle of Development

Loss of the existing care home use

29. The proposals represent the loss of a community facility. Where the proposed new use of such a facility is not another community use, as is the case here, policy HC4 requires evidence that the facility is no longer required, no longer viable, or available elsewhere in the settlement and policy DMS2 requires evidence of reasonable attempts to sell or let the services as a going concern.
30. In relation to the need and viability of the care home, the property is understood to have been disposed of by Derbyshire County Council by way of auction in 2022. The County Council cited dropping occupancy rates, the fact that there were enough local, suitable alternatives and the fact that the building was no longer fit for purpose within its reasons for closure. Although marketing information as a going concern has not been provided, the disposal by the County Council is strongly indicative of the property being no longer required for local care provision – or no longer viable to be operated as such. Furthermore it is noted that the Town Council has not objected to the proposals
31. Further, there are other care homes in and around Bakewell including Bakewell Cottage, Burton Closes, The Old Vicarage and Thornhill House. Whilst they may offer different provision to that which was offered at Gernon Manor House (this matter has not been explored by Officers), the care home subject to the current application has a lawful C2 use that would allow a range of different provisions to be provided from the site. Therefore, the proposal would meet the initial part of HC4 C.
32. The second part of HC4C requires that wherever possible, the new use must either meet another community need, or offer alternative benefit such as social housing. The proposal does include an element of affordable housing and so subject to an assessment of viability, the proposals can be considered in accordance with HC4C.

Proposed Housing Mix

33. Following the refusal of planning permission in 2024 for the conversion of the buildings to seven open market dwellings, this revised application proposes five units of open market housing and two affordable units to meet local needs. The site is previously developed land and therefore policies HC1 and DMH6 are relevant. These policies reflect national policy and guidance for housing in the National Parks stating that housing will not be permitted solely to meet open market demand to live in its sought-after environment.

34. DMH6 allows for the development of previously developed land within settlements for housing provided that, subject to viability, an element of the housing addresses local need for affordable housing and it conserves and enhances the valued character of the area.
35. At the pre-application stage, a viability appraisal was submitted to the Authority by the applicant. It concluded that it would be unviable for the scheme to deliver any affordable housing as part of the proposed development. At the Authority's request, that appraisal was subject to an independent review, which concluded instead that, in fact the scheme is capable of delivering 2 of the proposed 7 dwellings as affordable housing. As a result of this, the scheme as now submitted, includes the independent viability assessment and proposes the two affordable units that it recommends.
36. In conclusion, we are satisfied, that the level of affordable housing proposed has been informed by the independent viability appraisal and reflects the maximum reasonable provision that the development can viably support.

Whether the affordable housing will meet the identified local need

37. A Housing Needs Survey Report for Bakewell was published by the District Council in 2023. This found that there were 53 households in need that meet the Authority's local connection criteria. The predominant need was for one bed properties, but a need for 8 x 2-bed and 4 x 5 x 3-bed properties was also identified. Most households were interested in affordable housing for rent.
38. A large proportion of this need would be met by the scheme approved at committee in November 2025 for 42 houses at Yeld Close, but the application is still awaiting completion of the section 106 legal agreement and so the decision has not yet been issued. This decision therefore has to be based on the needs as evidenced in the 2023 survey. Another parish housing survey has just been completed, but at the time of writing the results are not available.
39. As submitted, the plans showed the two affordable units to both be 3-bed properties, but following discussions, and advice from the District Council Housing Enabler, amended plans have now been received showing one unit as a 3-bed and the other as a 2-bed, which more closely aligns with the identified need (and bearing in mind that 1-bed properties would not be feasible within the constraints of the existing built form of the units in question).
40. The agent has confirmed that the units will be 'affordable housing for rent' and that the applicant is currently actively seeking to engage with registered providers.
41. With regard to floorspace, the supporting text to DMH1 states that where applications propose to convert buildings to a local needs affordable home, the Authority will only permit them if the resulting floor space can be '*within or extremely close to those shown in policy DMH1.*' The proposed dwellings would have a gross internal floor area of approximately 105 sqm and 101 sqm respectively, which is just above the 97sqm maximum floor area size limit (for 5 bed spaces) set within policy DMH1, and which can be considered to be 'extremely close' in terms of the wording of the supporting text.
42. Finally the gardens to plots 5 and 6 are modest (but functional), such that overall plot sizes would not render the dwellings unaffordable.
43. In summary the dwellings are of a size and type that would meet an identified local need and that would remain affordable in perpetuity.

Design and appearance

44. The existing building is not a heritage asset and its scale, form and massing do not reflect the built tradition of the National Park or the character of the local area. It does include some traditional design elements – modestly sized openings, no significant fascia or bargeboards, stone (albeit artificial) surrounds to doors and windows – and is generally modestly designed.
45. As a scheme seeking to work with the existing building, the proposed design is broadly acceptable as it removes the connecting flat roofs and, in removing the central part of the building altogether, it provides several units that are of a simpler and more traditional form and massing than the previously existing building.
46. The proposals largely re-use existing openings, remove some recessed doorways, and add timber pitched-roofed porch canopies to some parts of the building. Whilst the latter are not traditional features, the overall impact is neutral. Some vertical timber (cedar) boarding would be used in flat roofed linking sections between the pitched-roofed elements of the buildings. Whilst timber is not a traditional building material in the National Park, on these small, discreet sections we consider that its use would not cause harm to the character of the wider Conservation Area .
47. The semi-detached units have been subdivided in such a way that they are single aspect dwellings. Discussions have taken place to explore whether the units could be subdivided differently so as to provide dual aspects, which would give improved outlook and amenity for the occupiers of the dwellings. However the applicant would like this element of the scheme to be determined as submitted, arguing that the benefits of single aspect is that the gardens can run the full length of the properties . On balance, whilst the two open market dwellings with a north-facing aspect in particular might experience sub-optimal internal light levels, the dwellings would still have a pleasant outlook onto open space and landscaping, and would benefit from good amenity in other respects. In the planning balance, we consider that the benefits of regenerating this brownfield site outweigh this minor constraint.
48. A soft landscaping scheme has been submitted with the application, including details of timber boundary fencing between the various plots, and details of boundary treatments around the site perimeter. Details of hard surfaces would need to be agreed by condition.
49. Overall, the development is concluded to be acceptable in general design terms in accordance with policies GSP3, L1, and DMC3.

Impact of the development on the Bakewell Conservation Area.

50. The application has not been accompanied by a heritage statement, as required by policies DMC5 and DMC8. However, given the nature and extent of development it is considered possible to make assessment of the impacts of the development upon the conservation area without this.
51. The care home is positioned just within the Conservation Area (CA) boundary. Whilst not a traditional building, its single storey height, low visibility in wider views due to topography and planting, and position amongst other single storey properties mean that its impact on the character and appearance of the CA is low.
52. The proposed development does not significantly change that impact. The breaking up of the single complex and removal of the flat roofed elements while a modest improvement to the form of the building itself have had a largely neutral impact upon the significance of the CA.

53. The development would also not significantly affect the setting of any other designated heritage asset. Overall, the development would conserve the significance of the CA, according with policies L3, DMC5 and DMC8.

Highway and Access Issues

54. The proposals alter the site layout to provide access and parking space for the proposed seven dwellings. Each property is allocated two spaces, except for House 6 (the 2-bed affordable unit), which would have one. This level of provision accords with adopted parking standards. There is no requirement within the Authority's car parking standards, for the provision of disabled parking bays within private residential developments.
55. During the course of the application, amended plans have been received which clarify that there would be no vehicular access from The Avenue, to the south.
56. However currently there are two pedestrian gates on the southern boundary of the site, which give access to The Avenue. Representations received say that these were locked shut and not used when the site was used as a care home. The plans show that these gates would be operational as part of the proposed development. Representations raise concerns regarding the increased use of the Avenue for visitors to the new dwellings if this arrangement proceeds, both on the basis that increased pedestrian use of The Avenue would cause harm to the amenity of existing residents and also because additional parking on The Avenue (which is a private road) would cause issues of congestion.
57. Firstly the fact that residents of or visitors to the development might walk past existing houses on The Avenue does not amount to unacceptable harm to privacy or living conditions. Public footways and pedestrian movement are common in residential areas. Planning guidance supports well-connected developments, as pedestrian permeability can encourage walking and improve accessibility.
58. Secondly as noted above, the site itself proposes adequate off-street parking provision for dwellings of this number and size, and the Highway Authority raise no concerns regarding the arrangement. Also the proposed access off Dagnall Gardens is logical and convenient. These factors reduce the likelihood of indiscriminate street parking. If there were any overspill visitor parking, then this is more likely to occur on Dagnall Gardens where there is unrestricted on street parking close to the entrance to the site. The potential for overspill parking onto The Avenue is considered speculative, and the fact that people 'might park there' does not constitute a robust basis for refusing planning permission or for the imposition of a condition to block up the two gates. The private ownership of The Avenue and any rights to use it are private legal matters and are not material planning considerations in determining this application.
59. Finally, although the gates do not appear to have been used more recently by the previous care home, there is no reason why, if the site continued to be used as a care home, that the gates could not be re-opened and used.
60. Consequently taking all of the above in the round, there is insufficient justification for the imposition of a condition to block up the gates and such a condition would not meet the tests.
61. Calculations regarding any increased intensity of use of the highway and associated impacts have not been provided. However, taking account of the movements of residents, staff, visitors, and support services comings and goings from the site, the proposed use as seven 2- and 3-bedroom dwellings is not likely to result in a significant increase in traffic movements when compared to the extant use of the site as a care

home. Further, the Highway Authority raise no objections to the proposals on these grounds.

62. Overall, and subject to conditions, the proposals do not give rise to objections on highway safety or amenity grounds, and accords with policies DMT3 and DMT8 in relation to the provision of safe access and adequate parking space.

The impact of the development on the amenity of neighbouring properties

63. The site currently has a lawful use as a care home, which has previously and could include residential accommodation, and there is no control over how the rooms within the building are used within the limitation of its lawful use. This existing situation is given significant weight in assessing any change to amenity impacts.
64. In general, the positions of doors and windows facing out of the site in any direction is unchanged by the proposals. Some of these are below the usual recommended separation distances, but that is an existing situation and, as noted above, the use of the spaces behind them is uncontrolled and could readily be occupied as sleeping or living areas. In that context, the development would not give rise to any significant additional loss of privacy to neighbouring properties.
65. The position of parking spaces would be changed from the existing situation, and in some cases be closer to neighbouring boundaries. However, this, and the wider domestic use of the site, would not be considered to give rise to unacceptable noise or other disturbance in this existing residential area, particularly when also giving weight to the noise and disturbance that could arise from the extant care home use.
66. We had some concerns about the relationship between some of facing windows of the proposed properties themselves as we considered that they would give rise to some privacy concerns. Following discussions, amended plans have now been received which have provided additional boundary treatments to resolve these issues
67. It is therefore concluded that the development would not result in any significant harm to the amenity of living conditions of occupants of the proposed development or neighbouring properties, and would accord with policies GSP3 and DMC3.

Tree impacts

68. There are several trees within the application site area and a Tree Survey has been submitted with the application. As submitted, the proposals sought to retain all of the trees, but the Authority's Tree Officer considered that this approach was unrealistic and unlikely to be viable in the long term. Following discussion, an amended Arboricultural Appraisal Report has been submitted which shows four trees to be removed. Three of those trees are in particularly poor condition and the other has outgrown its location. Three new native and trees are proposed together with several native shrubs.
69. The yew and holly hedge that is located across the southern boundary with The Avenue would be retained and cut back (over a phased 3-year period to ensure the trees will tolerate the works) to 3m in height. This will help to reduce shading to the adjacent units, while still retaining a satisfactory boundary to the site.
70. Representations have also raised concerns in particular with regard to Tree T1, a large Western Red Cedar, close to the entrance to the site. It is proposed to retain the tree but questions were raised about its canopy height from the ground and whether it would be damaged by vehicles accessing the site. The Authority's Tree Officer has responded to these concerns stating that this tree has heavily drooping soft foliage and so it would

be perfectly possible to prune it to 3 metres height above the driveway, without cutting any major branches and without causing significant harm to the tree.

71. As amended the Authority's Tree Officer now has no objections subject to conditions and the development is concluded to accord with policy DMC13 with regard to trees.

Ecology and BNG

72. The application is exempt from statutory requirements for BNG as the application is partly retrospective.
73. A Preliminary Ecological Appraisal Report was submitted with the application. It scored three of the buildings as having 'low' suitability for bats and the other had 'negligible' suitability. A subsequent Nocturnal Bat Survey Report has been submitted in support of the application. No emerging bats were seen during the surveys. The survey recommends habitat enhancements in the form of bat boxes, bird boxes and a hedgehog box. Subject to the recommendations within the report being secured by condition it can be concluded that the development would not result in harm to protected species in accordance with policies L2, DMC11 and DMC12.

Flood risk and Drainage

74. The site lies within Flood Zone 1 and 2 based on the Environment Agency's Flood Map for Planning. A Flood Risk Assessment (FRA) was submitted with the application and has been revised during the course of the application.
75. Based on Annex 3 of the NPPF, the proposed residential development falls within the category of 'more vulnerable'. As the site falls within Flood Zones 1 & 2, therefore, the proposed development is appropriate in this location without the requirement for the Exception Test. The Sequential Test is not required for conversion schemes.
76. Flood modelling has shown that the site is not at risk of river flooding in a 0.1% AEP event (i.e. a 1 in 100-year flood event).
77. Environment Agency maps show that there is a high likelihood of surface water flooding adjacent to the existing building to the west and surface water flood depths up to 0.6m are anticipated in a 1% AEP event. The FRA states that surface water flood mapping indicates that the presence of the existing building in the centre of the site is the cause of the deeper surface water flooding at the west, therefore, the proposed removal of this building is likely to reduce the depth of surface water flooding in this location. A topographical survey of the site shows that there is a consistent fall across the site from west to east as demonstrated by the absence of surface water flooding at the east of the site, therefore, it is clear that surface water would continue to flow off-site to the east following the removal of the central building. Ground levels in the proposed paved area in the centre of the site will be no higher than existing ground levels, therefore, there will be no impediment to surface water flows across the central part of the site.
78. A Sustainable Drainage Appraisal and Strategy (SDAS) report has been submitted during the course of the application. Foul and surface water both currently discharge to the mains sewer and foul water would continue to be disposed of through the mains. Based on existing and proposed impermeable surfacing, the SDAS suggests a 50% betterment to the existing surface water run-off rate, and recommends that this be achieved by the use of pervious paving within the parking areas. The final details and appearance of the paving can be secured by condition
79. In the absence of a consultation response from the Local Lead Flood Authority, we have no reasonable grounds to doubt the conclusions in these reports and therefore we are

reasonably satisfied that the development would not unacceptably increase flood risk or harmfully impact on the functionality of floodwater storage in accordance with policy CC5.

Climate change mitigation

- 80. Policy CC1 requires all new development to demonstrate how it would make the most sustainable use of land and resources and to set out how it would reduce the need for energy, use and supply it efficiently, and seek to use low carbon and renewable energy.
- 81. The submitted plans show the use of air source heat pumps to provide heating. Energy and water saving measures will be incorporated into the scheme. The re-use of existing buildings is inherently sustainable. Overall the proposals are considered to be in accordance with policy CC1.

Other Issues

Fall-back position

- 82. The property benefits from a Class C2 use and could be put to other uses without the need for planning permission. This use extends to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. It is noted that these uses represent a 'fall-back' position for the applicant. This does not weigh heavily either in favour or against the principle of the proposed development.

Conclusion

- 83. The conversion of the care home to five open market and two local needs dwellings accords with adopted housing and community use policies. The dwellings would meet an identified local need and would be of a size and type that would remain affordable
- 84. The design details are acceptable and as amended the scheme would secure an acceptable level of residential amenity to neighbouring properties and to the proposed dwellings themselves.
- 85. Highway and parking matters are adequately addressed and there is no justification to limit pedestrian access to and from The Avenue
- 86. Impacts on trees are adequately mitigated as amended and flood risk and drainage considerations are addressed.
- 87. Consequently, the development is in accordance with the development plan and there are no material considerations that would indicate that the application should be refused. The application is therefore recommended for conditional approval.

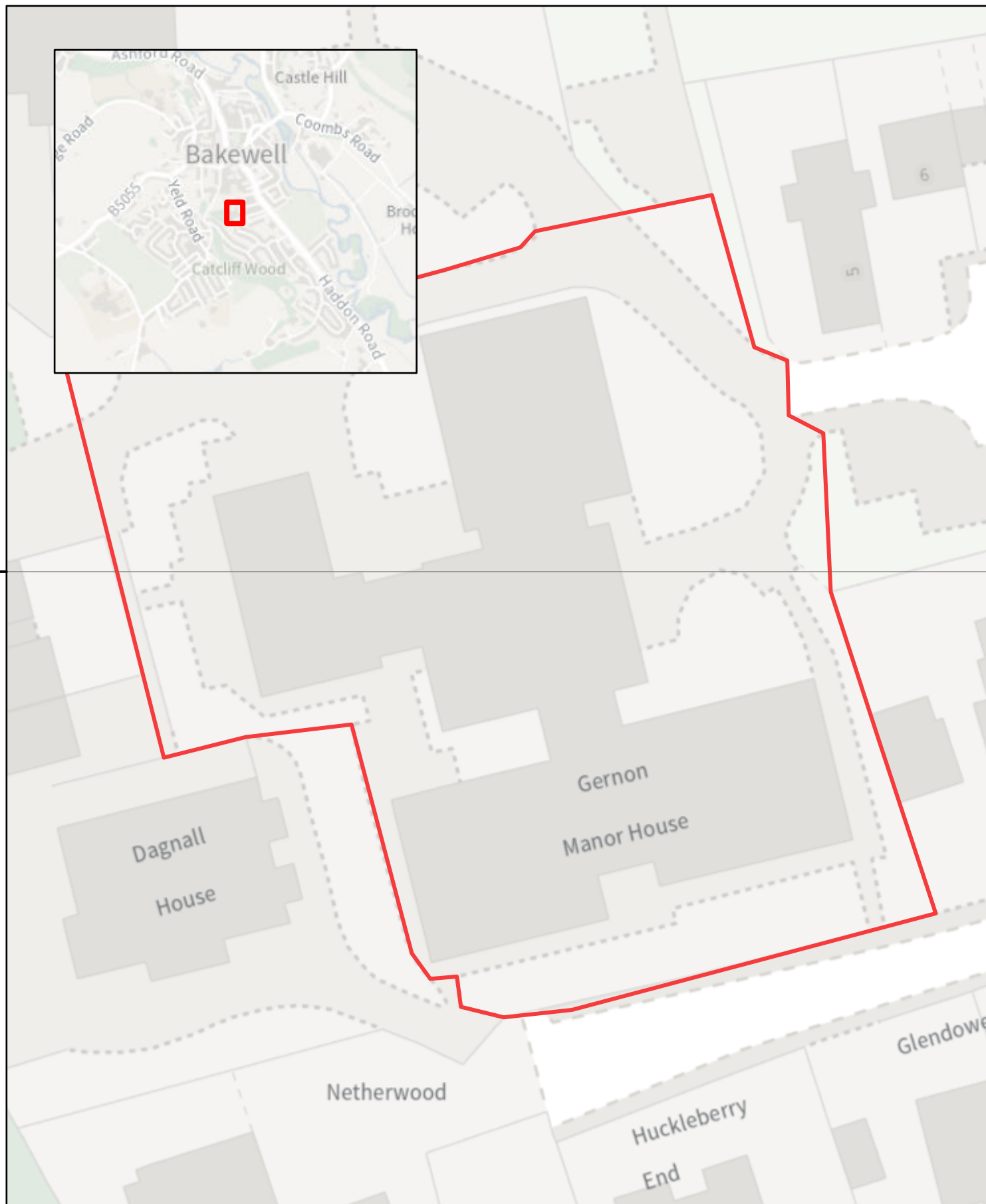
Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author: Andrea Needham: Senior Planner



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Gernon Manor House, Dagnall Gardens, Bakewell

Item no. 6
Application no. NP/DDD/1225/1316
Committee date: 07/08/2026

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Page 25
Overview scale: 1:25,000 at A4 pagesize
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7. FULL APPLICATION – ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0578), LB)

APPLICANT: MR AND MRS HARVEY & WATSON

Summary

1. The application site comprises a Grade II listed dwelling located in Parwich.
2. Planning permission is sought for a single storey lean-to extension that would infill the north east corner of the building.
3. Plans also show the existing boiler would be replaced and enclosed by a new boiler cupboard.
4. The proposed extension and alterations would fail to conserve the significance of the grade II listed heritage asset and its immediate setting and harm the character and appearance of the dwelling and Conservation Area, contrary to policies GSP1, GSP3, L3, DMC3, DMC7, DMC8 and DMH7.
5. The application is therefore recommended for refusal.

Site and Surroundings

6. Old Hall is a Grade II listed building located within the northern area of Parwich and the Designated Parwich Conservation Area (CA).
7. The three-storey dwelling, dates mid-17th century, (but was restored in 1925 when the stairwell extension was added), comprises two ranges constructed from coursed rubble limestone with sandstone dressings under a plain and fish scale tiled roof with stone coped gabled, moulded kneelers and ball finials.
8. The dwelling sits within a large curtilage in an elevated position overlooking Parwich. Outbuildings are located immediately to the north. Creamery Lane and access bounds the curtilage to the south west.
9. The nearest neighbouring property is Barn Cottage located 20 metres to the north.

Proposal

10. The application is for a single story predominantly glazed rear extension. The base of the glazed extension would consist of random coursed stone while the doors and windows would have slimline metal frames. Metal cladding would join the extension to the existing building. A new opening in the existing rear elevation would be created to allow access into the proposed extension; this new opening would result in the loss of some original stonework, an original stone window and an adjacent window dating to 1925.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policies GSP1, GSP3 and L3, Development Management policies DMC3, DMC5, DMC7, DMC8, DMH7 and the NPPF.**

Key Issues

11. The impact of the proposed works upon the significance of the grade II listed building, its setting and wider Conservation Area.

History

12. 2026 – NP/DDD/0126/0013 – Rear / side extension and internal alterations. New Glasshouse. Application refused as the proposal failed to demonstrate conservation of the significance of the heritage asset, or that any harm would be outweighed by public benefit.
13. 2026 – NP/DDD/0126/0014 – Listed Building consent – rear / side extension and internal alterations. New Glasshouse. Application refused as the proposal failed to demonstrate that the development could conserve the significance of the heritage asset, or that any harm would be outweighed by public benefits, contrary to policy.
14. 2025 – NP/DDD/0125/0058 – Listed Building consent – rear / side extension and internal alterations. New Glasshouse. Application withdrawn based on officer advice that insufficient heritage information was submitted to fully assess the proposals.
15. 2023 – NP/DDD/0723/0831 – Listed Building consent – replacement rear / side extension, 1925 stairwell extension, internal alterations and standalone garden room. Application withdrawn as officers advised insufficient information to fully assess the proposal as a detailed heritage statement is required.
16. 2023 – NP/DDD/0723/0829 – Planning permission – replacement rear / side extension, 1952 stairwell extension, internal alterations and standalone garden room. Application withdrawn as officers advised insufficient information to fully assess the proposals as a detailed heritage statement is required.

Consultations

17. Derbyshire County Council (Highways): No objection to the proposal as there would not be an unacceptable impact upon Highway Safety or a severe impact on congestion.
18. Parwich Parish Council: Support – *‘provides natural light to areas of the house while respecting its historic character. The applicant has provided a comprehensive heritage statement. The original stone building will remain visible. The extension has been redesigned to be smaller and lighter and subordinate to the historic house. Previous concerns look to have been carefully considered’.*

Representations

19. During the consultation period 6 letters of support have been received. The reasons for support are summarised below;
 - Design and scale of proposal is modest and respects the host building and is of a high standard.
 - Scheme allows Old Hall to remain legible. Glazed link demonstrates stages of the property and avoids competition with the existing building.
 - Extension will sit comfortably within its setting
 - Improve quality of life for owners.
 - Proposal is discreet and does not infringe on the quality of the Conservation Area.
 - Proposal would not overlook nearby properties, or result in noise or disturbance on residential amenity
 - Reflects vernacular design consistent with the rest of the village.

- Design is lighter in appearance and sympathetic to the character of the existing building.
 - Character of the existing property is retained
20. In addition to the representations received above, 4 letters of support were also submitted by the agent in the early stages of the application. Officers cannot confirm what proposals the letters respond to because all 4 letters pre-date the submission and validation date of the current application. Therefore, Officers have afforded these letters very limited weight.

Main Policies

21. Relevant Core Strategy policies: GSP1, GSP3, L3, and CC1
22. Relevant Development Management Plan policies: DMC3, DMC5, DMC7, DMC8 and DMH7

Statutory Framework

23. 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.
24. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard must be had to the desirability of preserving listed buildings and their settings. Section 72 of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Section 73 places a general duty upon decision makers that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

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.
27. Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

28. Paragraph 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
29. Paragraph 212 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.
30. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.
31. Paragraph 214 states that where a proposed development will lead to substantial harm (or total loss of significance of) a heritage asset consent should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or that all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
32. Paragraph 215 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.

Relevant Supplementary Planning Guidance

Conversion of Historic Buildings SPD
Building Design Guide
Alterations & Extensions SPD

Assessment

Principle of development

33. In principle extensions and alterations to dwellings are supported within the National Park as established in Policy DS1.
34. Policy DMH7 sets out extensions will be permitted provided the proposal does not detract from the character, appearance or amenity or the original building, its setting or dominate the original building.
35. Policy DMC3 requires high standards of design must be achieved which respects siting, scale, massing and orientation of existing buildings and their surroundings. Layout and landscaping are also key and should be appropriate to the context.

36. Therefore, as plans propose a single storey lean-to extension to the north west corner of the dwelling, alongside some internal alterations, the principle of the extension is accepted in accordance with policy.
37. As such, the design and acceptability of the impacts upon the listed building, a heritage asset, and its setting, will be considered to determine if the requirements of policy DMC3, and DMH7 in particular are achieved.

The impact of the development upon the significance of the listed building and its setting

38. Old Hall is a substantial three storey grade II dwelling positioned in a large curtilage in a prominent elevated position on Creamery Lane within the northern area of Parwich and its Conservation Area. The list description dates the house to the mid-17th century, but restored in 1925.
39. Submitted plans propose a lean-to extension located within the north east corner of the dwelling to provide a garden room. The extension would wrap around an existing single storey extension, which houses an internal staircase, and form an 'L' shaped floor plan, infilling the external space.
40. The extension would have a metal frame construction, housing a glazed lean-to roof alongside almost fully glazed elevations, sat on a random coursed stone dwarf wall. The roof would project under the eaves of the main dwelling and the staircase extension.
41. Slimline metal doors and windows would be provided alongside an area of powder coated flat metal cladding on the north elevation. The doors and windows are divided into groups of three-square glazing panels. The existing extension would project above the roof of the proposed extension.
42. Plans also propose a new opening in the external existing north east elevation which serves the kitchen, to allow a new access to the proposed garden room.
43. Internally, within the existing kitchen a pantry is to be rebuilt to house a new boiler.
44. In assessing the proposal relevant policies in the development plan and the NPPF make it clear the Authority must have special regard to the desirability of conserving the heritage asset, and its setting, as well as the character and appearance of the Conservation Area.
45. The Authority's Local Development Framework policy L3 sets out that cultural heritage assets of architectural or historic significance must be conserved and where appropriate enhanced. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to significance of cultural heritage assets.
46. In particular, Development Management Policy DMC7 addresses development affecting listed buildings, advising that applications for such development should be determined in accordance with policy DMC5 and should address how their significance, character and appearance will be conserved, and why the proposed development and related works are desirable or necessary. It makes clear that if applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance of the heritage asset and its setting, the application will be refused.
47. Part B of DMC7 also states that development will not be permitted if it would directly, indirectly or cumulatively lead to: the removal of original walls; removal, alteration or if the application fails to provide adequate or accurate detailed information to show the effect on the significance of the listed building.

48. DMC5 also requires detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. L3 of the core strategy reiterates this.
49. Further, chapter 16 of the NPPF requires local planning authorities to put great weight on the conservation of designated heritage assets; the greater their significance, the greater the weight.
50. Both the NPPF and the PDNPA's local policies state that if a development were to cause less than substantial harm the application should be refused unless the harm is outweighed by the public benefits arising from the proposals, if any.
51. This application has been accompanied with a detailed heritage statement.
52. Previously, planning and listed building consent applications for extension of the listed building were refused by the National Park Authority for reasons, in part, which included because the heritage statement for the applications did not provide adequate information to allow a clear understanding of how the building evolved correctly over time, and therefore the impacts of the proposed works upon it.
53. The heritage statement accompanying this application has been updated to reflect these comments from the Authority's Conservation Officer, in particular regarding the phasing of the building.
54. Between 1900 and 1926 the building was operated as a creamery. After this date the building was converted back to a dwelling evidenced through a date stone. Historic mapping shows a large extension was built abutting the north of the house. Its adaption to a creamery and subsequent reconversion to residential later on demonstrates an unusual sequence of functional change that contributes to its historic interest.
55. The building typically dates 17th century in character with double chamfered mullion windows and cavetto molded drip molds feature alongside a steeply pitched roof form, sharp gables and molded kneelers. The front elevation has a symmetrical nature, common for 17th century context, alongside the chimney stack being in line with the front door suggesting an original lobby entrance.
56. Stylistically, nothing suggests the east and west parts of the dwelling are from different dates of construction.
57. The south elevation features gables of both ranges with clear unity and symmetry, as the creamery was configured.
58. Doors seen in photos in the heritage statement and sales particulars are of 6 panel design which indicates the floorplan of 1900 largely survives.
59. In regards to the rear elevation and existing extension, (staircase projection), this is a later extension with some windows dating 1926. However, the style of stonework and some of the windows are likely to place its construction around the same time as the rest of the house. The rear elevation of the front range also contains a mix of what would appear to be original windows.
60. Whilst this elevation does not contribute as much as the front elevation to the architectural interest of the building, the consistent architectural style and early fabric make an important contribution to the overall architectural significance of the building.
61. Therefore, the architectural significance derives from its layered development and its retention of historic fabric from different periods, vernacular construction and high-quality

stone dressings which is clearly legible in its external appearance and layout. The character and form of the building are also evident in its historic use and function.

62. The building itself is visible from the public highway sited at the top of Creamery Lane on high ground. To this end it is also considered to make a positive contribution to the character and appearance of the Conservation Area, its setting and local significance.
63. All of these factors all contribute to the heritage significance of the site, and any development should conserve and where appropriate enhance or further reveal its significance.
64. The proposed scheme has significant parallels with the previously refused applications; being a lean-to extension infilling the north eastern corner of the building. The difference being the design in this application proposes a glass roof and would not cover the existing extension.
65. The extension now proposed would project from the north east corners of each range, wrapping around the existing extension, forming an 'L' shaped floor plan. The existing extension would project above the glazed roof.
66. As noted above, the structure would comprise of slim line metal with integrated doors and windows, sat on a random coursed stone dwarf wall. A section of the north elevation would have flat metal cladding finished in a powder coated green. The roof is to be fully patent glazed. This would introduce modern materials that would starkly contrast the existing.
67. As the extension would extend from the corner of the ranges fully filling the perimeter of the space available the form and massing of the extension would be of a substantial scale, encompassing the whole area and wrapping around the staircase.
68. The elevation would cut through all quoins and details on both ranges and as such is not subserviently stepped back from the gables.
69. The historic plan form would be amended as the ranges would become joined and an overall, almost square footprint would be created for the building.
70. By wrapping around the existing staircase, the roof of the existing extension would project above the proposed glazed roof, creating an arrangement of awkward planes that does not transition comfortably into onto another, losing fluidity of the building in this corner. Whilst this detail has been derived from comments regarding the covering of eaves and the angles of the roof in the previous scheme, this amendment is not considered an improvement or an acceptable way to mitigate previous design concern.
71. The eaves of the proposed extension are set below both the cornice details on the original part of the building and significantly below the eaves on the extension. Whilst this allows the angle of the glazed roof to match that of the existing extension, visual simplicity upon the original listed building is lost, in particularly when viewing the building from the east.
72. In regard to materials, proposing a fully glazed roof is not considered to improve the design. Whilst the glazing may allow the building to be seen beyond the glass, it would also mean the slimline metal frame would be seen over the historic features of the building, losing clarity of the elevation. Further, over time the domestication of the interior would also be viewed alongside the listed building, resulting in further harm to its significance, character and appearance.
73. The modern metal framed structure and powder coated panels are not considered to be a traditional material, being at odds with the dwelling. Further the scale of the glazing and

its proportions and design do not reflect or respect the existing fenestration throughout the dwelling.

74. To that end, the proposal remains a bold, dominant, incongruous addition which is clearly not subordinate and would obscure much of the rear of the building resulting in less than substantial harm to the significance of the building. The obtrusive, unsympathetic and alien addition would result in harm upon the details and architectural features, completely harming the character and appearance of the grade II building.
75. Whilst the application argues that the rear of the building would remain clearly distinguishable and visible through the glass, in practice this is rarely the case and does not make it acceptable. The reflectivity of the glass would obscure most of the interior and clash with the solidity of the rest of the building.
76. As such, it is considered the modern proposal significantly harms the significance, character, and appearance of the grade II building contrary to L3, DMC7, DMC5 and DMH7.
77. In addition, the extension would also require the linking through to the kitchen, necessitating the removal of part of the east ranges rear wall at ground floor level, including two windows, one which dates from the 17th century. This would require removal and loss of historic fabric which would harm the building and its significance.
78. Overall, the introduction of a fully glazed extension, wrapping around the existing solid extension, would result in a modern unsympathetic structure of a substantial size, scale and massing that would fill the north east area between the listed ranges. Even though the structure would be glazed throughout it would still cover or remove extensive architectural features that contribute to the significance of the building, or reflect or complement it. The proposal remains wholly at odds with the architectural character of the building which would significantly harm this, and reduce its heritage significance.
79. Further, the NPPF and local policy DMC5 state that proposals that would cause harm to a designated heritage asset should be refused unless outweighed against the public benefits of the development.
80. The previously refused applications asserted that an extension in this location would help to improve the thermal performance of the building, over time reducing heating costs which in the long term may secure further longevity. However, this is not considered to be a public benefit of any significance as the continued use of the building at present is highly likely. As such, this can be afforded very limited weight. Whilst energy efficiency improvements in general are a public benefit, at this scale they are very minor and would not outweigh the identified harm.

Impact upon the Parwich Conservation Area

81. As the site is located within the Parwich Conservation Area (CA) Policy DMC8 also needs to be considered. DMC8 sets out that development that affects its setting of important view into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the CA will be preserved or enhanced.
82. As the proposal is to be located within the north eastern area of the building, the development would be completely screened from the south and west (as it would be screened by the dwelling itself). The bottom half of the northern elevation of the dwelling is set below the garage and parking area of Barn Cottage and due to its orientation in relation to the highway, it is considered that only glimpses of the north easternly point of the extension may be visible in its immediate and slightly wider setting with minimal impact. Therefore, it is considered that the proposal is unlikely to affect the wider setting

of the listed building or views into or across the site in particular from the north and north west on Creamery Lane.

83. Therefore, wider impacts upon the CA would be limited. Nevertheless, the listed building makes a positive contribution to the CA and the harm arising from the development to the listed building would in turn result in harm to the CA.

Climate change and sustainable building

84. Policy CC1 sets out that in order to build in resilience to and mitigate the cause of climate change all development must work towards climate change. However, the supporting SPD states that for household development there is no expectation that extensions will achieve gains beyond those required by building regulations. Therefore, there is no objection to the proposals on these grounds.

Amenity

85. Policy DMC3 and DMH7 states that particular attention will be paid to the amenity, privacy and security of the development of nearby properties.
86. In this case, the nearest neighbouring properties are Barn Cottage, 20 metres to the north and Bluebell Cottage approximately 20 metres to the north east. The site itself is bounded by a high mature dense hedge and therefore screened from the nearest properties. As such, it is unlikely the extension would result in any adverse impact upon the amenity of any nearby residents. However, if in the future, if the hedge was removed, due to the external glazed treatment on the extension, it is likely amenity issues such as overlooking and loss of privacy may arise on nearby residents.
87. Therefore, it is considered the proposal would accord with DMC3 and DMH7, in these respects.

Highways Safety

88. DMT3 Access and Design criteria stated 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.
89. Highways have concluded that there would not be an unacceptable impact on highway safety or a severe impact on congestion. As such proposals accord with DMT3.

Archaeology

90. The Authority's Archaeological Officers have not been consulted, however, on a previous application 0125/0057 for an extension in the same location as this proposal, Archaeological officers did review the proposal and advised that the scheme did not result in any archaeological concerns.

Conclusion

91. It is concluded that the proposed extension would cause less than substantial harm to the significance of the Grade II listed building and its setting. The massing of the extension would dominate and obscure much of the rear of the building whilst the reflectivity of the glass would obscure most of the interior and clash with the solidity against the rest of the building significantly harming the character and appearance of the heritage asset. Existing historic features contributing to the significance would also be harmed or removed. In addition, removal of historic fabric to aid access internally is not acceptable.

92. As such, the application fails to demonstrate that the development could conserve the significance of the heritage asset, or that any harm would be outweighed by public benefits.

93. Consequently, the application is contrary to policies GSP1, GSP3, L3, DMC3, DMC7, DMC8, DMH7 and the NPPF.

94. The application is therefore recommended for refusal.

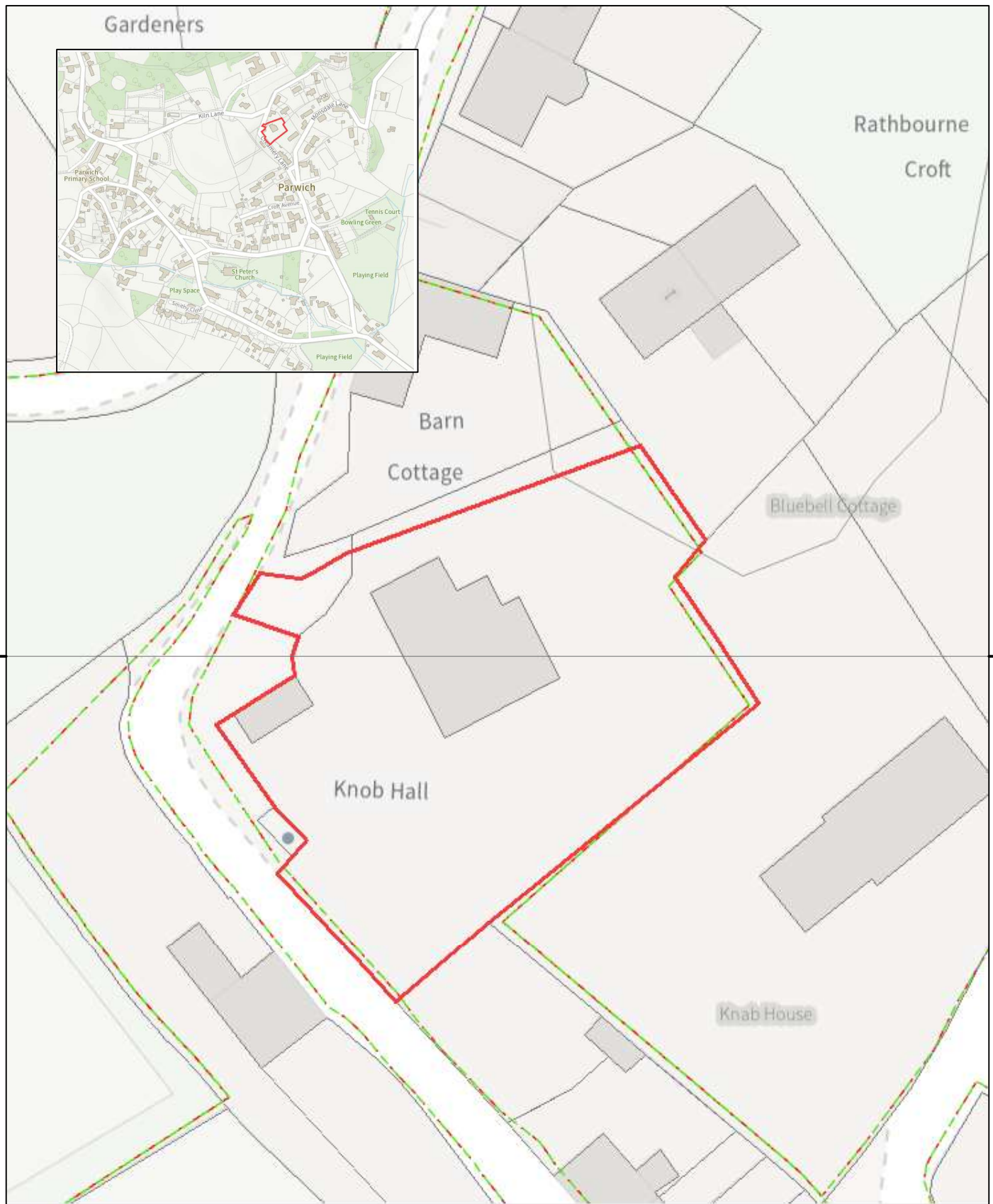
Human Rights

95. 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: Laura Buckley, Planning Assistant



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Location Plan - Old Hall Parwich

Item no. 7

Application no. NP/DDD/0626/0578

Committee date: 7th August 2026

Page 37

Scale: 1:413 at A4 pagesize
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8. LISTED BUILDING APPLICATION – ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO OLD HALL, CREAMERY LANE, PARWICH (NP/DDD/0626/0579), LB)

APPLICANT: MR AND MRS HARVEY & WATSON

Summary

1. The application site is a Grade II listed dwelling located in Parwich.
2. Listed Building consent is sought for a single storey lean-to extension that would infill the north east corner of the building. A new door opening is proposed in the existing external north east wall serving the kitchen. Plans also show the existing boiler would be replaced and enclosed by a new boiler cupboard.
3. The proposed extension and alterations would harm the significance of the grade II listed building.
4. The application is therefore recommended for refusal.

Site and Surroundings

5. Old Hall is a Grade II listed building located within the northern area of Parwich and its Conservation Area (CA).
6. The three-storey dwelling, dates mid-17th century, (but was restored in 1925 when the stairwell extension was added), comprises of two ranges constructed from coursed rubble limestone with sandstone dressings under a plain and fish scale tiled roof with stone coped gabled, moulded kneelers and ball finials.
7. The dwelling sits within a large curtilage in an elevated position overlooking Parwich. Outbuildings are located immediately to the north. Creamery Lane and access bounds the curtilage to the south west.
8. The nearest neighbouring property is Barn Cottage located 20 metres to the north.

Proposal

9. The application is for a single story predominantly glazed rear extension to the Grade II dwelling known as 'Old Hall'. The base of the glazed extension would consist of random coursed stone while the doors and windows would have slimline metal frames. Metal cladding would join the extension to the existing building. A new opening in the existing rear elevation would be created to allow access into the proposed extension; this new opening would result in the loss of some original stonework, an original stone window and an adjacent window dating to 1925.
10. Internally, within the existing kitchen a pantry is to be rebuilt to house a new boiler.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **By virtue of the poor incongruous design, inappropriate scale and massing, and harm to and loss of historic fabric the development would fail to conserve the significance of the listed building and its setting and the arising harm would not be outweighed by public benefits, contrary to Core Strategy policy L3, Development Management policies DMC5 and DMC7 and the NPPF.**

Key Issues

11. The impact of the proposed works upon the significance of the Grade II listed building and its setting.

History

12. 2026 – NP/DDD/0126/0013 – Rear / side extension and internal alterations. New Glasshouse. Application refused as the proposal failed to demonstrate conservation of the significance of the heritage asset, or that any harm would be outweighed by public benefit.
13. 2026 – NP/DDD/0126/0014 – Listed Building consent – rear / side extension and internal alterations. New Glasshouse. Application refused as the proposal failed to demonstrate that the development could conserve the significance of the heritage asset, or that any harm would be outweighed by public benefits, contrary to policy.
14. 2025 – NP/DDD/0125/0058 – Listed Building consent – rear / side extension and internal alterations. New Glasshouse. Application withdrawn based on officer advice that insufficient heritage information was submitted to fully assess the proposals.
15. 2023 – NP/DDD/0723/0831 – Listed Building consent – replacement rear / side extension, 1925 stairwell extension, internal alterations and standalone garden room. Application withdrawn as officers advised insufficient information to fully assess the proposal as a detailed heritage statement is required.
16. 2023 – NP/DDD/0723/0829 – Planning permission – replacement rear / side extension, 1952 stairwell extension, internal alterations and standalone garden room. Application withdrawn as officers advised insufficient information to fully assess the proposals as a detailed heritage statement is required.

Consultations

17. Parwich Parish Council: Support – *‘provides natural light to areas of the house while respecting its historic character. The applicant has provided a comprehensive heritage statement. The original stone building will remain visible. The extension has been redesigned to be smaller and lighter and subordinate to the historic house. Previous concerns look to have been carefully considered’.*
18. PDNPA Built Environment Officer: *‘The proposal is essentially the same as the last time, but with a glass roof, which would not cover the roof of the outshot. The heritage statement has been updated to reflect my previous comments and seems to agree with them regarding the phasing of the building. I continue to assess that the proposal would cause less than substantial harm to the significance of the building. The massing of the extension would come to dominate and obscure much of the rear of the building, whilst the reflectivity of the glass would obscure most of the interior and clash with the solidity of the rest of the building. I understand the application argues that the rear of the building would remain visible through the glass, but in practice this is rarely the case. Additionally, the new opening to gain access to the room would require the removal of historic fabric, including what is likely to be an original window opening. The application argues that some loss of significance is acceptable in order to safeguard the continued use of the building. However, I have no doubt that the future of the building is already secure, so this cannot be given any weight’.*

Representations

19. During the consultation period the Authority has not received any letters of representation for this listed building application.

Main Policies

- 20. Relevant Core Strategy policies: L3
- 21. Relevant Development Management Plan policies: DMC5 and DMC7

Statutory Framework

- 22. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard must be had to the desirability of preserving the setting of listed buildings.
- 23. 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.

National Planning Policy Framework (NPPF)

- 24. 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.
- 25. 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.
- 26. Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. It advises that as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 27. Paragraph 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 28. Paragraph 212 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.
- 29. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.

30. Paragraph 214 states that where a proposed development will lead to substantial harm (or total loss of significance of) a heritage asset consent should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or that all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
31. Paragraph 215 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.

Relevant Supplementary Planning Guidance

Conversion of Historic Buildings SPD
Building Design Guide
Alterations & Extensions SPD

Assessment

The impact of the development upon the significance of the listed building and its setting

32. The application seeks listed building consent for a single storey extension and internal alterations to the grade II dwelling, Old Hall.
33. Old Hall is a substantial three storey grade II dwelling positioned in a large curtilage in a prominent elevated position on Creamery Lane within the northern area of Parwich and its Conservation Area. The list description dates the house to the mid-17th century, but restored in 1925.
34. Submitted plans propose a lean-to extension located within the north east corner of the dwelling to provide a garden room. The extension would wrap around an existing single storey extension, which houses an internal staircase, and form an 'L' shaped floor plan, infilling the external space.
35. The extension would have a metal frame construction, housing a glazed roof alongside almost fully glazed elevations, sat on a random coursed stone dwarf wall. The roof would project under the eaves of the main dwelling and the staircase extension.
36. Slimline metal doors and windows would be provided alongside an area of powder coated flat metal cladding on the north elevation. The doors and windows are divided into groups of three-square glazing panels. The existing extension would project above the roof of the proposed extension.
37. Plans also propose a new opening in the external existing north east elevation which serves to kitchen to allow a new access to the proposed garden room.
38. Internally, within the existing kitchen a pantry is to be rebuilt to house a new boiler.
39. In assessing the proposal relevant policies in the development plan and the NPPF make it clear the Authority must have special regard to the desirability of conserving the

heritage asset, and its setting, as well as the character and appearance of the Conservation Area.

40. The Authority's Local Development Framework policy L3 sets out that cultural heritage assets of architectural or historic significance must be conserved and where appropriate enhanced. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to significance of cultural heritage assets.
41. In particular, Development Management Policy DMC7 addresses development affecting listed buildings, advising that applications for such development should be determined in accordance with policy DMC5 and should address how their significance, character and appearance will be conserved, and why the proposed development and related works are desirable or necessary. It makes clear that if applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance of the heritage asset and its setting, the application will be refused.
42. Part B of DMC7 also states that development will not be permitted if it would directly, indirectly or cumulatively lead to: the removal of original walls; removal, alteration or if the application fails to provide adequate or accurate detailed information to show the effect on the significance of the listed building.
43. DMC5 also requires detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. L3 of the core strategy reiterates this.
44. Further, chapter 16 of the NPPF requires local planning authorities to put great weight on the conservation of designated heritage assets; the greater their significance, the greater the weight.
45. Both the NPPF and the PDNPA's local policies state that if a development were to cause less than substantial harm the application should be refused unless the harm is outweighed by the public benefits arising from the proposals, if any.
46. This application has been accompanied with a detailed heritage statement.
47. Previously, planning and listed building consent applications for extension of the listed building were refused by the National Park Authority for reasons, in part, which included because the heritage statement for the applications did not provide adequate information to allow a clear understanding of how the building evolved correctly over time, and therefore the impacts of the proposed works upon it.
48. The heritage statement accompanying this application has been updated to reflect these comments from the Authority's Built Environment Officer in particular regarding the phasing of the building.
49. Between 1900 and 1926 the building was operated as a creamery. After this date the building was converted back to a dwelling evidenced through a date stone. Historic mapping shows a large extension was built abutting the north of the house. Its adaption to a creamery and subsequent reconversion to residential later on demonstrates an unusual sequence of functional change that contributes to its historic interest.
50. The building typically dates 17th century in character as double chamfered mullion windows and cavetto molded drip molds feature alongside a steeply pitched roof form, sharp gables and molded kneelers. The front elevation has a symmetrical nature, common for 17th century context, alongside the chimney stack being in line with the front door suggesting an original lobby entrance.

51. Stylistically, nothing suggests the east and west parts of the dwelling are from different dates of construction.
52. The south elevation features gables of both ranges with clear unity and symmetry, as the creamery was configured.
53. Doors seen in photos in the heritage statement and sales particulars are of 6 panel design which indicates the floorplan of 1900 largely survives.
54. In regards to the rear elevation and extension, (staircase projection) this is a later extension with some windows dating 1926. However, the style of stonework and some of the windows are likely to place its construction around the same time as the rest of the house. The rear elevation of the front range also contains a mix of what would appear to be original windows.
55. Whilst this elevation does not contribute as much as the front elevation to the architectural interest of the building, the consistent architectural style and early fabric make an important contribution to the overall architectural significance of the building.
56. Therefore, the architectural significance derives from its layered development and its retention of historic fabric from different periods, vernacular construction and high-quality stone dressings which is clearly legible in its external appearance and layout. The character and form of the building are also evident in its historic use and function.
57. The building itself is visible from the public highway sited at the top of Creamery Lane on high ground. To this end it is also considered to make a positive contribution to the character and appearance of the Conservation Area, its setting and local significance.
58. All of these factors all contribute to the heritage significance of the site, and any development should conserve and where appropriate enhance or further reveal its significance.
59. The proposed scheme has significant parallels with the previously refused applications; being a lean-to extension infilling the north eastern corner of the building. The difference being this design proposes a glass roof and would not cover the existing extension.
60. The extension now proposed would project from the north east corners of each range, wrapping around the existing extension, forming an 'L' shaped floor plan. The existing extension would project above the glazed roof.
61. As noted above, the structure would comprise of slim line metal with integrated doors and windows, on a random coursed stone dwarf wall. A section of the north elevation is to be have flat metal cladding finished in a powder coated green. The roof is to be fully patent glazed. This would introduce modern materials that would starkly contrast the existing.
62. For clarity, the existing listed dwelling and extension would be visible through the glazing, alongside the existing extension projecting beyond the roof plane.
63. As the extension would extend from the corner of the ranges fully filling the perimeter of the space available the form and massing of the extension would be of a substantial scale, encompassing the whole area and wrapping around the staircase.
64. The elevation would cut through all quoins and details on both ranges and as such is not subserviently stepped back from the gables.
65. The historic plan form would be amended as the ranges would become joined and an overall, almost square footprint would be created for the building.

66. By wrapping around the existing staircase, the roof of the existing extension would project above the proposed glazed roof, creating an arrangement of awkward planes that does not transition comfortably into onto another, losing fluidity of the building in this corner. Whilst this detail has been derived from comments regarding the covering of eaves and the angles of the roof in the previous scheme, this amendment is not considered an improvement or an acceptable way to mitigate previous design concern.
67. The eaves of the proposed is set below both the cornice details on the original part of the building and significantly below the eaves on the extension. Whilst this allows the angle of the glazed roof to match that of the existing extension, visual simplicity upon the original listed building is lost, in particularly when viewing the building from the east.
68. In regard to materials, proposing a fully glazed roof is not considered to improve the design. Whilst the glazing may allow the building to be seen beyond the glass, it would also mean the slimline metal frame would be seen over the historic features of the building, losing clarity of the elevation. Further, over time the domestication of the interior would also be viewed alongside the listed building, resulting in further harm to its significance, character and appearance.
69. The modern metal framed structure and powder coated panels are not considered to be a traditional material, at odds with the building. Further the scale of the glazing and its proportions and design do not reflect or respect the existing fenestration throughout the dwelling.
70. To that end, the proposal remains a bold, dominant, incongruous addition which is clearly not subordinate and would obscure much of the rear of the building resulting in less than substantial harm to the significance of the building. The obtrusive, unsympathetic and alien addition to the building would result in harm upon the details and architectural features, completely harming the character and appearance of the grade II building.
71. Whilst the application argues that the rear of the building would remain clearly distinguishable and visible through the glass, in practice this is rarely the case and does not make it acceptable. The reflectivity of the glass would obscure most of the interior and clash with the solidity of the rest of the building.
72. To that end it is considered the modern proposal significantly harms the significance, character, and appearance of the grade II building.
73. In addition, the extension would also require the linking through to the kitchen, necessitating the removal of part of the east ranges rear wall at ground floor level, including two windows, one which date from the 17th century. This would require removal and loss of historic fabric which would harm the building and its significance.
74. Therefore, the introduction of a fully glazed extension, wrapping around the existing solid extension, would result in a modern unsympathetic structure of a substantial size, scale and massing that would fill the north east area between the listed ranges. Even though the structure would be glazed throughout it would still cover or remove extensive architectural features that contribute to the significance of the building, or reflect or complement it. The proposal remains wholly at odds with the architectural character of the building which would significantly harm the architectural character of the building, and reduce its heritage significance.
75. Further, the NPPF, and policy DMC5 and DMC7, requires any harm to a designated heritage asset arising from planning proposals should be refused unless outweighed against the public benefits of the development.
76. The previously refused applications asserted that an extension in this location would help to improve the thermal performance of the building, over time reducing heating costs

which in the long term may secure further longevity. However, this is not considered to be a public benefit of any significance as the continued use of the building at present is highly likely. As such, this can be afforded very limited weight. Whilst energy efficiency improvements in general are a public benefit, at this scale they are very minor and would not outweigh the identified harm.

Conclusion

77. The proposal fails to demonstrate that the development would conserve the significance of the listed building or conservation area, to which the Authority must give special regard when assessing development proposals. There are no public benefits that outweigh the arising harm, or which would otherwise warrant granting listed building consent.

78. The application is therefore recommended for refusal.

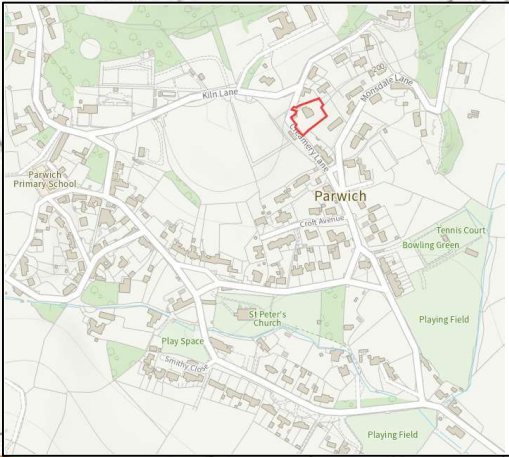
Human Rights

79. 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: Laura Buckley, Planning Assistant



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Location Plan - Old Hall Parwich

Item no. 8

Application no. NP/DDD/0626/0579

Committee date. 7th August 2026

Page 47
Scale: 1:413 at A4 pagesize
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9. HOUSEHOLDER APPLICATION – PROPOSED GARAGE AND STORE BUILDING FOR PURPOSES INCIDENTAL TO A DWELLING AT THE BARN, SOUTH CHURCH STREET, BAKEWELL (NP/DDD/0326/0254/MN)

APPLICANT: MR & MRS G SLACK

Summary

1. The application seeks permission for a detached single garage and workshop/store building for domestic residential use.
2. The key considerations are the potential impact on the character and appearance of the host property and the Conservation Area and the privacy and amenity of neighbouring dwellings.
3. In this case, the proposals are acceptable in amenity, conservation and design terms and compliant with policies in the Development Plan and the National Planning Policy Framework.
4. The application is recommended for approval.

Site and Surroundings

5. The application site lies off South Church Street, close to Bakewell Town Centre and within the Town Conservation Area. The property was converted to a dwelling in 2011/2012 and consists of two separate barns connected by a flat roofed glazed link extension.
6. A garden and parking area are located to the front of the dwelling, with access to the site along a private drive off South Church Street. To the eastern edge of the garden is a storage shed, which does not benefit from planning permission but has become lawful through the passage of time.
7. The curtilage of the dwelling bounds other properties on three sides, Erica Cottage to the east, Kirkwood to the south and Barnes Cottage/3 South Church Street and 5 Stoneycroft South Church Street to the north. The nearest listed building (Belvoir Cottage) is sited on butts Road some 27m away to the east of the development site.

Proposal

8. Planning permission is sought to erect a single storey stone outbuilding to provide garaging of a vehicle, and to provide workshop and storage areas incidental to the use of the main dwelling.
9. This application follows the refusal of planning permission for a garage and workshop in 2025, and the dismissal of the subsequent Appeal.
10. The development now proposed seeks to overcome the reasons for refusal through amendment to the design and positioning of the building.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1 Standard 3-year time limit.**

2 Compliance with amended plans and details.

3 Design details & materials.

4 Garage to remain for garaging of private domestic vehicles only.

5 Workshop/store to remain ancillary to use of the dwelling.

Key Issues

- The potential impact on the host property and the Conservation Area.
- The potential impact on the privacy and amenity of neighbouring properties.
- Highway safety.

Relevant planning history

2011 - NP/DDD/0211/0122 - Proposed conversion of two disused barns to a single detached dwelling. Granted.

2025 – NP/DDD/1024/1145 - Proposed garage and store building for purposes incidental to a dwelling. Refused.

2025 – APP/M9496/D/25/3369095 – Appeal against 2025 refusal. Appeal dismissed.

Consultations

11. Highway Authority – No objections.

12. District Council – No response.

13. Town Council – Object on the following material planning grounds (due to building position and mass):

- Overshadowing/overbearing presence near a common boundary.
- Overlooking/loss of privacy.
- Loss of light.
- Increased sense of enclosure.
- Design; suggest that a flat/green roofed alternative could be pursued instead

Representations

14. Two letters have been received, each objecting to the scheme. The reasons given are summarised below.

- Planning history of the site.
- Overshadowing and overbearing presence near a common boundary.
- Loss of light.
- Effect on the conservation area.
- Overlooking/loss of privacy.
- Noise and disturbance resulting from use.
- Loss of trees.
- Impact on nature conservation interests & biodiversity opportunities.
- Car parking provision.

Statutory Framework

15. 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:
 - a) Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
16. 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.
17. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Core Strategy Policies: GSP1, GSP2, GSP3, DS1, L3, CC1

Development Management Policies: DMC3, DMC5, DMC8, DMH7, DMT3, DMT8

18. The Authority has adopted three separate supplementary planning documents that offers design guidance on householder development, namely the Building Design Guide (1987), Design Guide (2007) and the Detailed Design Guide on Alterations and Extensions (2014). The latter offering specific criteria for assessing the impacts of householder development on neighbouring properties.

National Planning Policy Framework (NPPF)

19. The NPPF is a material consideration in the assessment of this application. Relevant development plan policies are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
20. Para: 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.

Assessment

Principle

21. Householder development is supported in principle by policy DS1. The key issues therefore are whether the development is acceptable and in accordance with relevant policies in terms of design, scale and impacts on neighbouring properties.

Siting, design & materials

22. Policy DMC3 states that where development is acceptable in principle, policy requires that design is to high standards and 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.
23. Policy DMH8 states that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape.

24. The Authority's Design Guide states garages should be designed in sympathy with the property they serve with materials and roof pitches reflecting those of the main dwelling. Also, if size requirements for a garage result in a building of a size that cannot be considered to be of a design that is sympathetic to the property it serves; for example, they don't appear subservient or are out of proportion with the house itself, these concerns will outweigh any considerations towards car storage.
25. The proposed new building would be sited towards the northeast corner of the garden and would replace the existing storage shed. A hard standing/parking and manoeuvring area would be provided to the front of the new building. Access would be through the existing entrance to the site.
26. Whilst this application must be considered on its own merits, the previous decision of the Authority and the Planning Inspector at Appeal are material planning considerations.
27. The current proposal represents a reduction in length of 1.4m from the previous scheme and a reduction in height-to-ridge of approximately 0.3m due to a shallower roof pitch. The building has also been lowered within the site, with the finished floor level proposed 0.3m below that of the previously scheme. Overall, this results in an eaves height that is 0.3m lower relative to surrounding land than the previous scheme, and a ridge height that is just over 0.6m lower.
28. The building would also be positioned 2m away from the eastern boundary of the site, and 1.5m from the northern boundary. The previous scheme was 1m from the eastern boundary and 1m from the northern boundary.
29. The roof to the building would be pitched and would incorporate natural blue slate, with natural limestone for the walls, the doors to the garage would be conditioned to be either vertically ribbed metal or timber boarded, with the single vertically boarded timber door. Internally, the building would incorporate a single garage space, workshop and storage area.
30. The proposed building would appear subordinate in scale and massing in relation to the main dwelling. Moreover, it would reflect a design and use of materials that would complement the host building, helping to preserve its traditional character and appearance and that of the surrounding vernacular.
31. Consequently, the development by virtue of its siting, scale, design and use of materials, would accord with policies DMC3 & DMH8 and the Authority's design guidance.

Heritage

32. Policy DMC5 requires applications affecting heritage assets to be supported by adequate information and for development to avoid harm to the significance to heritage assets and weigh any harm against public benefits.
33. Policy DMC8 states, that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
34. In this case, the siting of the building within an enclosed garden area would be viewed as a simple outbuilding serving the host property, but clearly subordinate to it. As such, it would be viewed as a sensitive and integral part of the site and the surrounding area.
35. Consequently, the proposed building would be an appropriate addition to the site and would complement the existing property whilst preserving the character and appearance

of the Conservation Area. Therefore, the application is in accordance with policies DMC5 & DMC8 respectively.

Amenity

36. Policy GSP3 states, that all development must respect the living conditions of communities and that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
37. In addition, the Authority's design guidance on 'Extensions & Alterations' states amongst other things, that 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.
38. The nearest neighbouring dwellings are Erica Cottage to the east, Kirkwood to the south and Barnes Cottage / 3 South Church Street and 5 Stoneycroft, South Church Street to the north.
39. The properties most affected by the development are Barnes Cottage / 3 South Church Street and Erica Cottage. Taking firstly Barnes Cottage / 3 South Church Street, the furthest distance between the rear elevation windows of the property and the gable elevation of the new building, would be around 13m.
40. Whilst the garden level of these properties is lower than the application site, it is considered that the distance (13m) from the rear elevation windows to the proposed building would mean that the habitable rooms of these properties would achieve a satisfactory level of outlook and natural daylight. No windows would overlook their garden area from the new building and so it is considered there would be adequate privacy to their outdoor amenity space, with no harmful overshadowing of the property.
41. The Authority and Planning Inspector considered that the previous scheme would have an unacceptable overbearing impact upon Barnes Cottage.
42. The level differences between the sites remains unchanged since the previous application and appeal. However, the scheme has been amended and the building has been moved 0.5m further away from the boundary with Barnes Cottage and the ridge height has been reduced by 0.6m. That combination of change is sufficient in the view of Officers to reduce the impacts of the development, such that they would not be significantly overbearing or oppressive or harmful to outlook to warrant refusal of the application.
43. With regard to Erica Cottage, the garden area of Erica Cottage is also set below the level of the application site. The Planning Inspector considered that the previous scheme would have an unacceptable overbearing impact upon Erica Cottage but disagreed with the Authority's decision that there would be any significant loss of light to occupants of that property.
44. The current proposal has been amended. The proposed building would be twice as far from the eastern boundary as that previously refused (now 2m), would present a lower facing wall to Erica Cottage (6.4m high compared to the previously proposed 7.8m), and would have a reduced height at both the eaves and ridge level (0.3m and 0.6m respectively compared to the previous scheme).

45. On that basis Officers are satisfied that the building proposed, whilst being clearly visible from Erica Cottage would not result in any significant overbearing impact to warrant refusal of the application.
46. The first floor west facing window in the dormer extension of Erica Cottage would face toward the rear of the proposed garage at a distance of approximately 4.2m. However, using the 25-degree rule assessment (as presented on the amended cross section drawings) there would not be any significant loss of light to this window.
47. Moreover, the room to which the window relates also benefits from a set of south facing glazed doors, closely adjacent and at right angles to the window in question. Therefore, the available daylight and sunlight to that room would still remain substantially in excess of the requirement for reasonable amenity set out in BRE Guidance.
48. As noted above, it is also material that the Planning Inspector previously concluded that a larger building closer to the boundary would not result in a loss of light to Erica Cottage; it would therefore not be reasonable to conclude that the current proposals do.
49. In terms of outlook, weight is given to the presence of the existing shed, the lawfulness of which has been determined by Officers since the previous application was considered. The current proposals must be considered in the context of this existing building. Notwithstanding, on its own merits it is concluded that the amended building would not significantly harm the outlook of occupants of Erica Cottage to warrant refusal of the application given the distance and reduced size.
50. In addition, and while not determinative, the west-facing window of Erica Cottage could be construed as presenting a greater amenity issue for the applicants, as it already overlooks the garden area of their dwelling. The proposed development would go some way to mitigating any perceived overlooking of the applicant's garden and views from this window at Erica Cottage towards the main front elevation of the application property, and vice versa.
51. Overall, by virtue of its position and massing it is concluded that the building would have no significant negative impact on the amenity of neighbouring dwellings or any other residential dwellings in the locality. The proposal is therefore in accordance with policies GSP3 & DMC3 in these respects.

Highway matters

52. Policy DMT3 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.
53. Whilst Policy DMT8 says that, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.
54. The Local Highway Authority has raised no objections to the scheme, as there would be no material impact on the public highway than already exists, nor would it impose any adverse impact on the valued characteristics of the area. Subsequently, the development is acceptable in Highway Safety terms in accord with policies DMT3 & DMT8 in these respects.

Environmental Management and sustainability

55. Policy CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources.

- 56. According to the submitted climate statement, the scheme would be built to the updated building regulations, which are now more stringent in their approach to energy use.
- 57. In this case, the proposed scheme would use a palette of natural materials (stone under a slate roof) to match the existing and constructed to conserve fuel and power, limiting heat gains and losses, whilst making the most efficient and sustainable use of the land.
- 58. The Authority's Supplementary Planning Document on Climate Change indicates that householder schemes are not required to incorporate any further measures to be proportionate to their potential impacts. The proposals are therefore considered to meet the requirements of policy CC1.

Ecological considerations

- 59. This householder application is exempt from statutory biodiversity net gain.
- 60. The application raises no further ecological concerns.

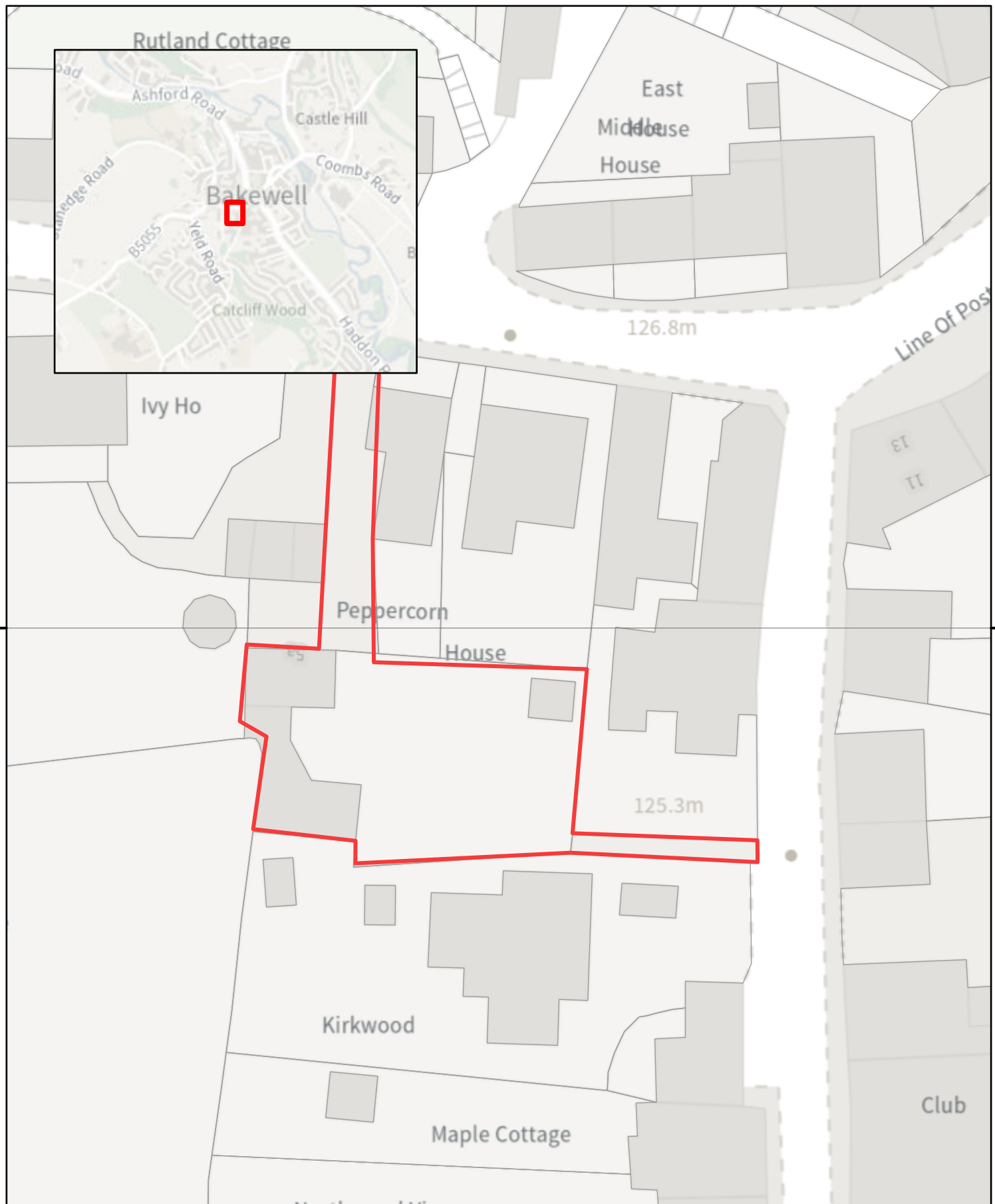
Conclusion

- 61. In conclusion, the proposed new building is of an appropriate scale, design and appearance in relation to the existing property and uses natural materials in keeping with the local building tradition.
- 62. Moreover, there would be no significant adverse impacts on the Conservation Area, the privacy and amenity of neighbouring dwellings or highway safety to warrant refusal of the application.
- 63. Consequently, the scheme is in accordance with National and Development Plan Policies and adopted Design Guidance, therefore the application is recommended, subject to conditions.

Human Rights

- 64. Any human rights issues have been considered and addressed in the preparation of this report.
- 65. List of Background Papers (not previously published)
- 66. Nil
- 67. Report Author: Mark Nuttall, South Area

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The Barn, South Church Street, Bakewell

Item no. 9

Application no. NP/DDD/0326/0254

Committee date: 07/08/2026

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Overview scale: 1:25,000 at A4 pagesize

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10. FULL APPLICATION – USE OF GARAGE FOR INCIDENTAL RESIDENTIAL USE AND PARKING OF VEHICLES AT 26 SWIFT CLOSE, BRADWELL (NP/DDD/0226/0202, KF)

APPLICANT: MR MARK BOWMAN

Summary

1. This application seeks planning permission to use the integrated garage at 26 Swift Close for a mix of incidental use associated with the dwelling as well as the parking of vehicles.
2. A Planning Enquiry was submitted in November 2025 for advice regarding internal changes to the garage. Officers advised that the property was subject to a planning condition restricting the use of the garage and driveway for the parking of motor vehicles only and for no other purpose.
3. The proposal would result in the loss of a vehicular parking space. This would be in conflict with Bradwell Neighbourhood Plan policy T2.
4. The applicant has submitted additional information, and has demonstrated to Officers satisfaction that the loss of 1 vehicular parking space serving 26 Swift Close would not have an unacceptable impact on parking provision, highway safety or residential amenity.
5. Officers consider that the lack of identified harm from the proposed development is a material planning consideration which should be afforded significant weight. It is the view of Officers that this material planning consideration outweighs the conflict with the development plan.
6. The application is recommended for approval on this basis.

Site and Surroundings

7. The application relates to a two-storey, terraced property in the eastern edge of the Bradwell Springs in the north of Bradwell.
8. The property is part of a large residential development which is formed of a mix of 2-, 3- and 4-bedroom dwellings. No. 26 Swift Close is a 3-bedroom house.
9. The application site currently has 3 parking spaces available; 1 space in the garage and 2 on the driveway.

Proposal

10. The use of part of the garage for incidental domestic purposes as well as the parking of vehicles.
11. No alterations to the site or building are proposed.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **The development hereby permitted shall be begun within 3 years from the date of this permission.**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with submitted plans and specifications subject to the following conditions:**

3. **The car parking spaces shall be kept available for the parking of motor vehicles at all times. The car spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose.**

Key Issues

12. Principle of the development;
13. Impact upon parking provision and highway safety

History

14. PE\2025\ENQ\53175: Enquiry for the potential change of use of existing garage; half the space for a garage and the remaining space for normal domestic additional purposes. Advised of planning condition restricting use of the garage for parking.
15. NP/DDD/1119/1232: S.73 application for the removal or variation of conditions 2, 11, 28, 49, 53, 54, 55, 57 on NP/DDD/0815/0779 for Demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attenuation with access from Netherside (starter units) and Bradwell Head Road (residential) – Granted conditionally. Included the following condition:

The garage / car parking spaces shall be kept available for the parking of motor vehicles at all times. The garage / car spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 the garage accommodation/ parking space to be provided in connection with the development shall not be used other than for the above stated purpose except with the prior permission of the National Park Authority granted on an application made in that regard.

Consultations

16. Derbyshire County Council (Highways): Recommend deferral pending additional information.
17. Requested information was submitted, but no further response has been received to date.
18. Bradwell Parish Council: Object, on the grounds that the development would result in the loss of 1 parking space, and would therefore violate Bradwell Neighbourhood Policy T2, which states that; "The removal of any current car parking facilities, both public and private, will be strongly opposed".

Representations

19. None received.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1
21. Relevant Development Management Plan policies: DMC3, DMH8, DMT8

Neighbourhood Plans

22. Bradwell Parish Neighbourhood Plan (2015-2030): T2

National Planning Policy Framework (NPPF)

23. 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.
24. 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.
25. 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.

Assessment

Principle of development

26. DMT8 A. States that off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Full details of the appropriate range of parking provision for residential developments can be found within the Parking Standards at Appendix 9 of the Development Management Policy Document.
27. Bradwell Parish Neighbourhood Plan policy T2 refers to the retention of car parking, and states that the removal of any current car parking facilities, both public and private, will be strongly opposed.
28. Both policies DMT8 and T2 form part of the Development Plan for the National Park. The Neighbourhood Plan and policy T2 was made in 2015, four years prior to the adoption of the Development Management Policies Plan and DMT8 in 2019. Therefore, in accordance with S.38 (5) of the Planning Compulsory Purchase Act 2004, if there is conflict between the two policies the conflict must be resolved in favour of the policy which is contained in the last document to become part of the Development Plan, in this case DMT8.
29. There is some conflict between the policies as T2 makes a clear statement that *any* removal of car parking facilities will be strongly opposed. Whereas policy DMT8 does allow for more flexibility, provided that satisfactory parking is retained either off-street or on-street and in all cases that the loss of parking space is not harmful.
30. Nevertheless, T2 was written and adopted by the local community on the basis that there are very limited parking facilities generally in Bradwell and significant pressure on on-street parking. Therefore, there is a strong desire locally that parking is provided and retained as part of development.
31. Therefore, while policy allows scope in principle for the loss of parking spaces, this must be considered in the context of the locality within Bradwell where in many cases the loss of parking would not be acceptable due to local circumstances expressed in the

Neighbourhood Plan. If, however, the development would not result in any significant harm to the local area then it is unlikely that refusal of the application, in principle, could be sustained.

32. This dwelling benefits from a garage which is 8.3m deep and a driveway which is 9.7m deep. A car parking space, as defined in the Development Plan, is 5m x 2.5m. Applying the standards to this property, whilst the driveway is 0.3m short for two spaces, it is accepted that 2 cars can be safely parked on the driveway. The existing garage provides an additional space for a total of 3.
33. The proposed development would result in the rear 4m of the garage being partitioned off to create a utility room. This would leave 4.3m for use as a garage. The space within the garage as proposed would be 0.7m less than the defined space standard. This space would not be sufficient to park a car and would in reality be limited to cycles.
34. Therefore, the proposal would result in a reduction in the number of parking spaces from 3 to 2. The proposal therefore is in clear conflict with policy T2.
35. Nevertheless, policy DMT8 is relevant and it is necessary to consider whether the proposal would leave sufficient parking for the property against adopted standards and what the impact of the loss of 1 parking space would be upon the local area.

Impact upon amenity and highway safety

36. The Authority's adopted parking standard for a 3 bedroom property is a minimum of 2 spaces and a maximum of 3.
37. The property therefore currently benefits from the maximum allowable provision. The proposal would reduce parking to the minimum requirement; however, the property would still retain off-street parking in accordance with the Authority's adopted standards.
38. The Highway Authority were consulted on this application and deferred their response pending further information. This information was provided and the Highway Authority were re-consulted; however, no response was received. If a response is received a verbal update will be provided.
39. Policy DMT8.B outlines that off-street parking space will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.
40. The loss of car parking spaces would be deemed harmful if it would result in parking displacement across the locality through additional on-street parking. This could harm both the functionality of the local road network through traffic circulation problems, such as 'double parking' or otherwise insensitive parking which could limit safe passage of vehicles (in particular blue light services).
41. The displacement of vehicles parking on the highway could also harm the character and appearance of the area. This is particularly relevant for this application as Bradwell Springs was substantially completed only 4-years ago and was designed to secure a positive brownfield enhancement to the village. Excessive vehicles parking on the roadside could detract from the well-designed sense of place which was secured through the granting of planning permission. Indeed, this was the given reason for condition 44 on planning permission NP/DDD/1119/1232 restricting the use of the garage and car parking spaces.
42. Additional roadside parking could also harm the residential amenity of residents through increased movements outside dwellinghouses or difficulty manoeuvring across the site due to parked vehicles.

43. However, in this instance Officers acknowledge that the application site is located in an area of Bradwell which has been designed to modern highway and parking standards. Every dwelling across the 55-house estate will have, at least, the minimum parking provision commensurate with the size of the dwelling, with some dwellings having the 'maximum' parking provision, such as 26 Swift Close.
44. Therefore, it is not anticipated that Bradwell Springs suffers from the critical lack of available parking spaces found across other areas of Bradwell, in particular its historic core where the majority of dwellings do not have off-street parking provision.
45. As 26 Swift Close would retain the minimum necessary provision, it is not anticipated that there would be frequent demand for a third car parking space serving the property. In the situations where an additional vehicular parking space is required, it is anticipated that this could be met through on-street parking. As the other dwellings across Swift Close and Bradwell Springs have sufficient parking provision, the infrequent parking of vehicles on road would not amount to any significant cumulative negative impact on highway safety, character and appearance or residential amenity.
46. Furthermore, it should be noted that Swift Close is located in an enclosed development off an existing residential street some 500m north of the historic core of the village. As such, any additional roadside parking within the estate would not have a 'knock on' effect across the village because it is unlikely that the residents of properties within the core of the village would park on, or near, Swift Close/Bradwell Springs.
47. Therefore, Officers have concluded that the loss of 1 parking space serving the property would not have a harmful impact on highway safety, the character and appearance of the site or residential amenity. Policy DMT8.B therefore outlines that such a parking space would not need to be protected and the use of the garage as proposed would not be in conflict with the policy.
48. This assessment has been based upon the size of the dwellinghouse and the amount of car parking provision present on site. It should be noted that a similar conclusion may not be drawn for different dwellinghouses across the Bradwell Springs development.
49. Officers acknowledge that safeguarding the remaining parking provision at 26 Swift Close is critical in ensuring that parking is not displaced across the wider development to the detriment of highway safety and residential amenity. Therefore, if this application is recommended for approval, a condition requiring the retention of the driveway for the parking of private vehicles will be recommended.

Conclusion

50. The proposed development would result in the loss of 1 car parking space at the property.
51. As noted, Officers consider there to be some conflict between Neighbourhood Plan policy T2 and the more recently adopted Development Management Policies Plan DMT8. Therefore, policy DMT8 is the pertinent policy in the determination of this application; however, Officers nevertheless acknowledge that parking is a significant issue affecting Bradwell and this has been considered in the assessment of the proposal against policy DMT8.
52. Following an assessment, it has been concluded that the proposed loss of 1 car parking space at the application site would not negatively affect the locality through harm to highway safety, the erosion of the character and appearance of the area, or residential amenity.
53. The loss of the space would therefore be acceptable through policy DMT8.

54. The application is recommended for approval on this basis.

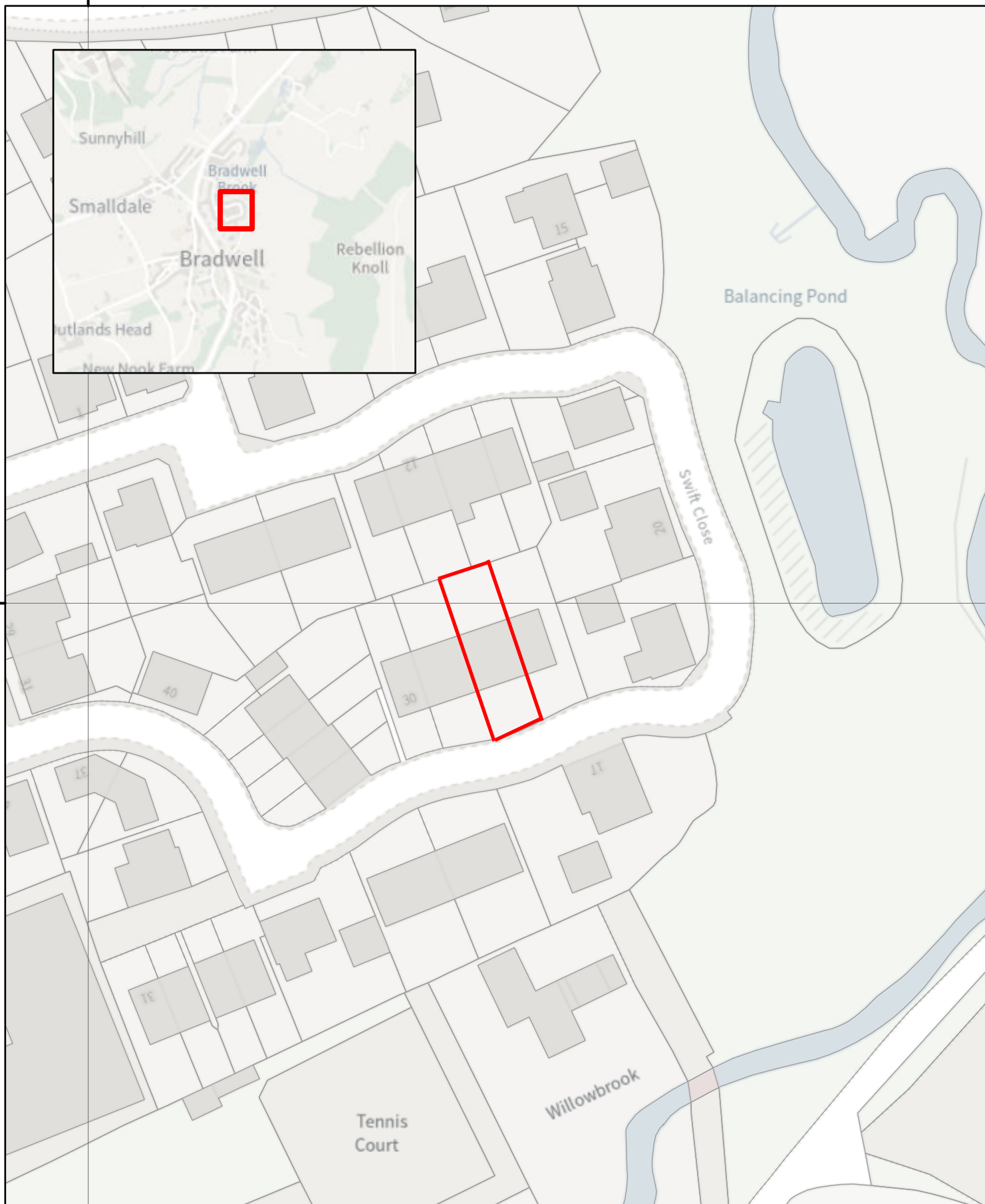
Human Rights

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

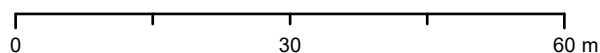
List of Background Papers (not previously published)

Nil

417400



417400



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26 Swift Close, Bradwell

Item no. **Item 10**

Application no. **NP/DDD/0226/0202**

Committee date: 07/08/2026

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

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>
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None

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

None

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>
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6005596 NP/DDD/0725/0683	For the development of land without complying with conditions subject to which a previous planning permission was granted at Newhaven Caravan Park, Newhaven.	Written Representation	Dismissed	Delegated
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The **main issues** were described as the effect of varying the condition on holiday accommodation within the National Park; and whether the variation accords with the National Park's strategy for the location of development.

The Inspector first explored the intent of the condition controlling occupation and found that the intent was not solely to limit the occupation by an individual family but, more significantly, to drive the second purpose of the National Park (promoting the understanding and enjoyment of the special qualities of the area by the public) and enable greater opportunity by more people to enjoy the area, as opposed the exclusivity to one owner that would otherwise come about.

The second area of assessment related to the locational strategy for permanent residential housing. The Inspector is clear that without a condition restricting occupancy, the proposal would effectively result in permanent residential accommodation.

The proposed condition would restrict the use of the caravans to holiday purposes only, preventing their use as a person's sole, or main place of residence. Plus the Inspector felt that a register of the names of all occupiers and of their main home addresses would assist in the enforceability of the proposed condition. The appellant contended that Condition 3 would prevent the static caravans being privately sold to individuals, having a significant impact on the viability and deliverability of the development. However no financial evidence to support this claim was provided and so the Inspector ascribed this issue limited weight.

As such the appeal was dismissed.

3367251 NP/DDD/0125/0048	Lawful Development certificate for a proposed siting of caravan to provide additional accommodation for family of homeowners at 13 Sherwood Road, Tideswell.	Written Representation	Dismissed	Delegated
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In this case the Inspector considered **two main issues**. Firstly, whether the proposed caravan would meet the definition of a 'caravan' pursuant to section 29 of the Caravan Sites and Control of Development Act 1960 as qualified by Section 13(1) of the Caravan Sites Act 1968; and secondly whether the caravan would be for a purpose incidental to the enjoyment of the dwelling known as Wellyarde and that the proposed use would not create a separate dwelling independent of the existing residential unit.

In these cases the onus of proving the relevant facts rests with the appellant, and the standard of evidence is the balance of probabilities.

With respect to whether the proposed caravan met the definition of a caravan case law has established that it is necessary for it to be demonstrated that a 'caravan' can be moved without damaging its structural integrity. In Brightlingsea Haven the key test of mobility when assembled is that the structure must be capable of being towed on a road or being carried on a road sufficiently to ascertain that it can be moved from one place to another.

In this case the Inspector considered that the evidence fell short of demonstrating that the 'caravan' the subject of the current appeal can successfully be moved from one place to another without its structure being significantly affected.

Moreover the Inspector understood that the structure is designed to rest on a steel chassis with lifting eyelets which allow it to be craned and transported without being taken apart and that no permanent foundations are required. However, these factors did not sufficiently persuade the Inspector that the 'caravan' in question met the mobility test. Therefore, the proposed 'caravan' fails to meet the definition of a 'caravan' pursuant to section 29 of the 'Caravan Sites and Control of Development Act 1960 as qualified by Section 13(1) of the Caravan Sites Act 1968.

In terms of whether the caravan would be incidental to the enjoyment of the dwellinghouse the Inspector considered that from the evidence submitted the 'caravan' would be occupied as a separate independent residential unit when the main dwelling was being let out as holiday accommodation to unrelated people. This may take place for a significant part of the year.

To meet with the requirements of s55(2)(d) of the 1990 Act, the activity taking place in the 'caravan' must be reasonably incidental to the normal use of the dwellinghouse as a dwellinghouse. The Inspector felt that, as a consequence of the specific interchangeable nature of different types of occupation and uses that were proposed in this case, that could not be said.

The Inspector therefore concluded that the Authority's refusal to grant a certificate of lawful use or development in respect of the siting of a caravan to provide additional accommodation for the family of homeowners was well-founded and that the appeal should fail.

3364767 Enforcement Notice	Enforcement notice against the siting of a former mobile library and other buildings, agricultural field situated immediately adjacent to the highway B6054 to the East of Owler Bar, Holmesfield	Written Representation	Dismissed	Delegated
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This appeal is made under 3 different grounds.

A ground (c) appeal was made on the misunderstanding that an element of the building group was permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended with respect to agricultural and forestry in Part 6 of Schedule 2. However, this is not the case. Development is permitted under Class E (forestry developments) subject to conditions, including E.2 – (1) (a) which states that development consisting of the erection of a building is permitted subject to “the developer must before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building”. Unfortunately, in this case the applicant did not apply for a determination of prior approval and therefore **the appeal failed on this ground.**

A ground (d) appeal was made in relation to the “compost toilet” element. To succeed on this ground, it would be necessary to show that it had been substantially completed four years before the notice was issued. Evidence produced indicated to the inspector that the building was only “substantially completed between July 2021 and April 2023 when a roof and door were added to some existing fence structures. Since those works were carried out after 9 July 2021, the building was not substantially complete before that date, which is less than four years prior to the enforcement notice being served. As such **the appeal failed on this ground.**

A ground (a) appeal was made in connection with the main planning issues relating to landscape impacts and consideration of whether it had been demonstrated that the development was functionally required for the purposes of its current use.

In these respects the Inspector first considered that the development group was scattered and related poorly to the local landscape character. Moreover it was argued that the development including “the New Building” and “the Compost Toilet” are functionally required as part of the afforestation and farming activities, including weatherproof space for storing seeds, plants, tools, equipment, carrying out research, providing shelter for workers and rainwater collection.

The overall appeal site is relatively small and for the agricultural and forestry operations carried out there is insufficient evidence why tools, equipment, seeds and other items cannot be brought to the site when needed rather than being stored there permanently. I understand that the building is also used for some research purposes but there remains a lack of evidence relating to the overall extent and scale of development carried out in relation to the scale of those activities.

No formal functional test had been carried out, and the appellant’s submissions fell short of the detailed requirements of DME1 to demonstrate that the development is functionally required for the purposes of the current use of the land. The Inspector accepted it may be desirable for there to be a building on site to serve a range of purposes but that falls short of the development plan requirements. Therefore, the development conflicts with Policy DME1 of the DM Policies.

As such the appeal failed on ground (a) and therefore the appeal was dismissed and the enforcement notice upheld.

6006028 NP/CEC/1025/1086	The proposed replacement dwelling at Keepers Cottage, Moorside Lane, Pott Shrigley	Written Representation	Dismissed	Committee
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The main issue was described as the effect of the proposal on the character and appearance of the area having regard to whether the appeal property is a non-designated heritage asset and bearing in mind it is within the Peak District National Park and within the settings of the Lyme Park grade II* listed registered park and garden and the Lyme Park Conservation Area.

The appeal property is a modest detached dwelling with limited built form around it. It sits prominently, set into a hillside overlooking a valley and the boundaries of the Lyme Park grade II* listed registered park and garden (RPG) and the Lyme Park Conservation Area (CA). Keepers Cottage is an early C19 gamekeeper's cottage built from stone and timber framing. It has been extended and significantly altered, including the installation of plastic windows set in enlarged openings and a large side extension. Through its low height, it retains its modest appearance and through its isolated hillside position, its obvious historical relationship with the landscape is evident.

The National Park Authority had considered the property to be a non-designated heritage asset. However, following evidence from a structural report and consideration of later changes to the building the Inspector states that "visually, the side extension and modern replacement windows set in enlarged openings have already eroded the traditional character of the prominent main front elevation facing the valley." "Moreover, whilst the historic roof structure and some remaining timber framing is evident, the work detailed in the structural evidence would leave very limited intact traditional architectural detailing and the rebuilding of the front wall and re-roofing would further erode the traditional appearance of the dwelling."

As a result the Inspector disagreed with the Authority view that the building be regarded as a non-designated heritage asset. Nevertheless, the Inspector continued to consider the effect of the proposal on the National Park, along with the Lyme Park Registered Park and Garden and the Lyme Park Conservation Area. With the weight of heritage and landscape interest the impact of the proposal is considered to be adverse. The proposed main front elevation facing the valley, with formally and largely symmetrical fenestration, incorporating large window openings with prominent stone heads and cills would give the appearance of a substantial modern dwelling.

In the view of the Inspector, the proposed dwelling would be far more visually prominent from the west than the building it would replace. The large areas of formally arranged glazing would be particularly conspicuous when illuminated after dark, increasing the visual presence of the proposed building within the landscape.

In principle, a larger building could be acceptable, however **"the proposal would replace a building that appears humble, quaint and subordinate to its surroundings with one that draws attention to itself as a substantial modern executive style dwelling"**. This change would be prominent in the landscape setting of the CA and the RPG harming the setting and significance of these designated heritage assets. For the same reasons it would also fail to preserve the natural beauty of the Peak District National Park in conflict with its statutory purposes.

As such the appeal was dismissed.

4. **RECOMMENDATION:**

To note the report.