

### **Appendix 3: Core Strategy and Local Plan policies**

General Strategic Policy GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation and promotes sustainable development. GSP2 supports development that would enhance the valued characteristics of the National Park and sets out the criteria upon which proposals intending to enhance the park must meet and states that they must demonstrate significant overall benefit to the natural beauty, wildlife and cultural heritage of the area and not undermine the achievement of other policies. Furthermore work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings. Policy GSP3 sets out the principles and finer criteria for assessing impact on valued characteristics stating that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

GSP3 is supported by the provisions of saved Local Plan policy LC4 (a), which says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area. Local Plan policy LC4(b) goes on to say, amongst other things, particular attention will be paid to scale, form, and mass in relation to existing buildings, settlement form and character, landscape features and the wider landscape setting along with design matters, landscaping the amenity of nearby properties and any nuisance or harm from lighting schemes

Core Strategy (CS) Policy DS1 sets out the development strategy for the park and states that within settlements conversion or change of use to housing will be permitted, preferably by the re-use of existing buildings;

Policy HC1 sets out the Authority's approach to new housing in the National Park and states that exceptionally new housing by reuse of an existing building can be allowed where in accordance with core policies GSP1 and GSP2 it is required to achieve conservation or enhancement of listed buildings or certain listed settlements like Castleton;

L1 requires that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan, and other valued characteristics. L2 requires that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate, their setting.

L3 seeks to ensure the National Park's historic built environment is conserved and enhanced for future generations and set out three criteria under which the current application should be assessed because of the potential impacts proposed development on cultural heritage assets of archaeological, architectural, and historic significance:

- A. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;
- B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;

- C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.

Policy CC1 seeks to build in resilience to and mitigate the effects of climate change and requires all development, amongst other things to; make the most efficient and sustainable use of land, buildings and resources, take account of the energy hierarchy and achieve a minimum sustainability standard in all new housing.

Local Plan policies LC5 and LC6 deal with conservation areas and listed buildings. LC5 requires that development within Conservation areas should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Proposals involving demolition of existing buildings which make a positive contribution to the character and appearance or historic interest of the Conservation Area will not be permitted unless the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building. Policy LC5 says that when development proposals would affect the special qualities of a Conservation Area, the following matters should be taken into account:

- form and layout of the area including views into or out of it and open spaces;
- scale, height, form and massing of the development and existing buildings to which it relates;
- locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; and
- the nature and quality of materials.

Local Plan policy LC6 sets out the Authority's detailed policy on Listed Buildings and states:

- (a) Planning applications for development affecting a listed building and/or its setting should clearly demonstrate:
- (i) how these will be preserved and where possible enhanced; and
  - (ii) why the proposed development and related works are desirable or necessary.
- (b) Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on features of architectural or historic interest. Information should include appropriate floor plans, elevations, sections, notes of the specification of materials, and (where external work is involved) plans and elevations showing the listed building's relationship to its curtilage and to neighbouring structures.
- (c) Development will not be permitted if it would:
- (i) adversely affect the character, scale, proportion, design, detailing of, or materials used in the listed building;
  - or(ii) result in the loss of or irreversible change to original features or other features of importance or interest.
- (d) In particular, development will not be permitted if it would directly, indirectly or

cumulatively lead to:

- (i) changes to plan form which involve removal of original walls, stairs, or entrances, or sub-division of large interior spaces;
  - or (ii) removal, alteration or unnecessary replacement of structural elements including roof structures, beams and floors;
  - or (iii) the removal, alteration or unnecessary replacement of features such as windows, doors, shutters, fire surrounds and plasterwork;
  - or (iv) the loss of curtilage features which complement the character and appearance of the listed building (e.g. boundary walls, railings or gates);
  - or (v) the replacement of original features other than with original materials and with appropriate techniques;
  - or (vi) repairs or alterations involving materials, techniques and detailing inappropriate to the listed building;
  - or (vii) extensions to the front of listed buildings;
  - or (viii) extensions of more than one storey to the rear of listed small houses or terraced properties.
- (e) Conversion of a listed building to a use other than that for which it was designed will not be permitted unless it can accommodate the new use without enlargement and does not require major rebuilding. The new use must not involve or lead to changes to the listed building or its curtilage and/or setting that would adversely affect its architectural or historic interest and integrity.
- (f) Where change to a listed building is acceptable, and before the work is carried out, an adequate record of the changes made will be required.

Local Plan policy LC8 sets out specific criteria applicable to conversions of buildings of historic merit and states that conversion of a historic building to a use other than that for which it was designed will be permitted provided that it can accommodate the use without changes that would adversely affect its character and the new use does not lead to changes to the buildings curtilage or require new access or services that would adversely affect its character or have an adverse impact upon its surroundings.

Local Plan Policies LC17 and LC18 refer to the protection of site features or species of wildlife, geological or geomorphological importance; and safeguarding nature conservation interests respectively. All seek to avoid unnecessary damage and to ensure enhancement where possible.