Burnett, James

From: Planning (SMDC)
Subject: FW: 2016/0478

From: Bayliss, Gillian
Sent: 27 September 2016 13:30
To: Johnston, Christopher
Subject: 2016/0478

2 Church Terrace, Caverswall

This property stands within the Caverswall Conservation Area and is opposite a cluster of Listed Buildings (St Peter's Church, East Lodge, St Filumena's Catholic Church) and the Grade I Listed Caverswall Castle stands to the rear. The narrow lane and stone boundary walls are an intrinsic feature of the area's character.

This property is reputed to be 16th century and although unlisted contributes greatly to the historic significance of the area. Its prominent ashlar stone wall with front garden behind contributes to the setting of these Listed Buildings and contributes to the character and appearance of the Conservation Area. Historic maps show that the siting of the buildings and boundary walls have remained unchanged.

The enclosure provided by the stone boundary walls in this area are largely continuous, apart from the adjoining property. Looking back at the history of this adjoining property the wall was demolished without permission and the notes indicate that is was a wall of poor quality (concrete walling) and it already had an open-plan garden.

Removal of the historic stone wall, loss of the garden and the paving of the frontage will result in the loss of a significant historic wall, a further large gap in the largely continuous walling and the introduction of parked cars into the front garden. The awkward levels will also make this area of parking particularly prominent.

The proposal represents substantial harm to the character and appearance of the Conservation Area and setting of the surrounding Listed Buildings.

Conservation Liaison Panel has also made comments in this scheme.

Gill Bayliss
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council
Email: gillian.bayliss@staffsmoorlands.gov.uk
Tel: 01538 395576
Mobile: 07976 753886
Please note that my working days are Monday-Thursday

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000