From: Emily Holland
Sent: 20 September 2023 16:00
To: Swithenbank, Arne; Planning Comments (SMDC)
Subject: SMD/2023/0436

Categories:

Hi Arne,

The Design and Access Statement does not discuss heritage or the Conservation Area in appropriate detail. Nor does it note the listed buildings of GII Roebuck Inn and GII National Westminster Bank, which are in proximity.

The rear of Russell Street is very open and sees 'back of house' structures associated to existing buildings. Nonetheless the organic form of these low and subservient extensions leave the remaining original principal buildings that affront Russell Street to remain well read and unobtrusive.

The proposed extension appears to create competition at eaves levels, in comparison to the traditional existing 'offshot' building which due to build date appears to be commonplace for these types of modest back-to-back type terraces. I am concerned the proposal would become very visually obtrusive in this exposed vicinity.

I do not believe the supporting information meets NPPF guidance, notably points 194 and therefore cannot see where any impact has been assessed or mitigated in considering the setting of the Conservation Area and two close-by listed buildings.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland
Principal Conservation Officer.
Staffordshire Moorlands District Council / High Peak Borough Council
www.highpeak.gov.uk
www.staffsmoorlands.gov.uk

High Peak Borough Council
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