

From: [Curley, Jane](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2023/0497
Date: 29 November 2023 14:02:39

Jane Curley Senior Planning Officer (Majors and Commercial)
Planning
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Emily Holland
Sent: Wednesday, November 29, 2023 1:18 PM
To: Curley, Jane
Subject: SMD/2023/0497

Hi Jane,

Thanks for the call.

In reviewing the proposed, my observations are now as follows:

Solar array/s:

Whilst I have no issue in principle with arrays, they are advised to be concealed and inconspicuous as a priority where they are located in sensitive areas.

The proposed array appears to be located close and to the west of the roofplan, though the remainder of the drawings as noted will need to be revised to accurately reflect this.

The array falls within the setting of 15 Derby Street, Grade II listed building, and 13 Derby Street, Grade II listed building both situated to the south of the market. Due to the urban form and topography of this area it is deemed that the arrays will in fact be inconspicuous to the wider realm and therefore will not pose harm on the ability to appreciate the significance of the listed buildings. I therefore do not object to this element.

Landscaping:

The resurfacing of a gulley entrance way consisting of new hand railings and stone sett patterns does not impose heritage harm and therefore I do not object to this element.

A grey fencing area is proposed to conceal new condenser units to the Silk Street car parking area. Whilst I do not favour or encourage the use of anthracite grey in conservation areas this element is not classed as fine joinery or detailing. I assess this does not cause undue heritage harm. I therefore have no issues with this and agree it provides some cohesion between this feature and the existing timber doors adjacent.

Original entry way/primary entrance.

There are a number of concerns regarding this feature. See proposed elevation PE-03 on drwg ref:

The existing timber door, surround and fanlight is said to be replaced. Though it is not clear why. It appears these are original features and that of which are consciously designed as part of the primary entry, to marry with said Tuscan stone and decorative piers. The detailing is demonstrated on plans to have original Victorian panelling and it is not clear what original ironmongery survives. This is a key feature and provides much historic interest and aesthetic value. I would not permit the total loss of original and survived fabric where it contributes to the historic interest and character of the building and conservation area.

Entry at silk street car park:

Whilst I have no issue with replacing the physical door type and unit, I encourage the finishing colours to remain as a heritage green or similar to reflect the identity of the wider town and context. Regal or deep green appears to be the town's 'colour'. I do not encourage the use of anthracite greys.

Similarly, with regard to the window here at first floor. I cannot see the need for this to be grey, and the use of such is overused and creates a depreciated look. Again, I encourage here the retention of traditional colours such as the existing white, or heritage green.

Thanks

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

Please note, due to 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.

Advance notice of planned leave:

30/11/2023-05/12/2023.

22/12/2023-02/01/2024.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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