

From: [Hannah Varley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2023/0629
Date: 09 January 2024 16:12:51

From: Emily Holland <>
Sent: Tuesday, January 9, 2024 4:11 PM
To: Hannah Varley <>
Subject: SMD/2023/0629

Hi Hannah,

5 Mill Hayes Road, Knypersley, ST8 7BH.

Objection. Recommended refusal.

The heritage statement is poor, and goes into no appraisal regarding the GII listed lodge nor mentions at any level the Setting of this. It appears it is mentioned by name and listing summary only. This does not form a strong basis of an appraisal in order to analyse levels of harm and show justification.

The proposal is located directly behind and therefore within the immediate context of the lodge. It is of an alien material palette and of a substantially overbearing size. There is no way this structure is inconspicuous or respectful of the Setting of the asset.

In terms of harm on heritage the visual conflict imposed and detriment imposed on the character of the Lodge would amount to less than substantial harm. At this time I see no clear and convincing justification, nor mitigation for this heritage harm. It is assessed there are no public benefits associated to this project.

I cannot provide full support at this time. The proposals would fail to preserve the special interest of the listed building, contrary to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is assessed the accompanying information is insufficient, therefore this is also not faithful to NPPF paragraphs 200 and paragraphs 208 is engaged.

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.

Emily Holland. Principal Conservation Officer.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.

www.highpeak.gov.uk | Follow HPBC on X (Formerly Twitter) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on X (Formerly Twitter) | [Facebook](#)



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

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

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

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

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

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
