

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2023/0601 & 0602 Lee Farm barn conversion
Date: 01 March 2024 11:25:54

From: Emily Holland
Sent: Thursday, February 29, 2024 1:13 PM
To: Chris Johnston
Subject: RE: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Chris,

This is an acceptable improvement. Do you have any thoughts?

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.
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From: Dominic Cooney
Sent: Monday, February 26, 2024 4:31 PM
To: Emily Holland
Cc: Chris Johnston
Subject: RE: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Emily and Chris, please find attached the plans amended as discussed/agreed.

I will get the other information requested across to you ASAP.

Kind regards,
Dominic.

From: Emily Holland
Sent: 22 February 2024 17:09
To: Dominic Cooney
Cc: Chris Johnston
Subject: RE: SMD/2023/0601 & 0602 Lee Farm barn conversion

You don't often get email from emily.holland@highpeak.gov.uk. [Learn why this is important](#)

Hi Dominic,

Thanks for this.

The building is under the same listing protections as the farmhouse, the former noted as curtilage. Therefore I would have to see clear and convincing justification for this change.

Currently, with the loss of the features through this element as appraised it will alter the buildings past interactions with people in an attempt to restore it. In this sense it would not be an honest approach and looks to erase positive change. I am concerned that because the design trend to do this is so generic and almost copy and paste even on a national level, it fails to be an enhancement to the special interest of the building.

I note the points about light levels, however to experience and appreciate the traditional vernacular of these buildings one must realise they were not domestic in their infancy and a conservation led approach would be to respect this. It will of course conserve their character and surviving legibility for the future.

In advance of this and to continue to collaborate, I suggest removing the 'hit and miss glazing' (though admittedly I am not sure about this and have not come across it before) and instead create that opening into a fully glazed piece. We could perhaps also integrate the large hinges to be fixed on the glazing, perhaps part of the frame for example, as an enhancement and added interest. (they are annotated as being retained as part of the design proposed for the hit and miss). This elevation retains the keystone and arch with no detriment to the fabric or the reveal. This appears to be on the south west elevation, consequently would benefit from ample levels of daylight.

I feel this would be more attractive and as above prevent erasing portions of the building altogether.

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.

Advanced notice of planned leave: 26th-28th February.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: Dominic Cooney

Sent: Thursday, February 22, 2024 4:33 PM

To: Emily Holland

Subject: FW: SMD/2023/0601 & 0602 Lee Farm barn conversion

From: Dominic Cooney

Sent: 22 February 2024 16:30

To: [emily.holland](mailto:emily.holland@highpeak.gov.uk)

Cc: Chris Johnston

Subject: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Emily, thank you for providing comments on these applications, while we compile the additional information/clarification that you have asked for, I thought I would just contact you to ask you to reconsider the treatment proposed for the infilled threshing door on the north-west elevation. I was pleased to read your support for the absence of any proposed rooflights in the scheme of conversion as a whole; we have not proposed any new openings in the original building fabric, only to reuse the existing ones and those that have been filled in previously with brickwork.

The result of taking this (best practice) approach is a dwelling that will still have a "somewhat limited" amount of natural light available via the existing openings.

Opening up the brickwork on the north-east elevation to return the threshing door to its original size on this elevation (large enough to get a fully loaded cart into the barn) would provide a lot more light to the resultant dwelling, giving a greatly improved living environment.

If we can detail the glazing to this opening with a much slimmer frame (as minimal as possible), I hope that it would then be considered architecturally acceptable in the way that many threshing barn openings are given this treatment to preserve the original character of the opening.

Please let me know your thoughts.

Kind Regards,

Dominic Cooney BA(Hons) MSc MRTPI

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