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**From:** Emily Holland <>  
**Sent:** Wednesday, March 6, 2024 3:54 PM  
**To:** Lisa Jackson <>  
**Subject:** SMD/2024/0030

Hi Lisa,  
Primitive Methodist Church, New Road, Alton.

Objection. Recommended refusal.

The chapel is a monument under: MST19148 and appears on first edition OS maps of 1887 and appraised specifically in the Conservation Area Appraisal.

HER: 55379.

Georgian 1826AD to 1826AD.

Paired with Chapel House, MST19149. HER: 55380.

Immediately adjacent to the south are 8 listed buildings, and the site is within Alton and Farley Conservation Area.

The statement of significance does not acknowledge or assess any of this, nor does it go into any detail to justify the works, mitigate any harm or provide enhancements. Some historic fabric is described to survive, but is proposed to be lost regardless and I do not see convincing justification for this. It is unclear as to what is survived, the existing conditions and what is of interest as the statement does not go into this. Beams are said to be 'in good condition' but whom has assessed this? Where are they and are they structurally supporting? It currently doesn't appear to have any conservation methods considered, with the long term preservation of the monument in mind. I am concerned the scheme risks a complete strip out and sanitisation of the structures history.

There is one photograph of only a portion of the building with a note that joinery will be similar to that in the conservation area. However the conservation area is not appraised in order to inform the scheme in any detail. The three large Georgian sash windows in fact appear original to street facing elevation and their total loss will be unsupported.

The drawings lack detail or annotation, there are no repairs identified if needed, details of services and methods required to transform this into something domestic. As it was never built as domestic in its infancy this must be taken into account. There are no details regarding materials, no sections or details for the mezzanine or how in fact the single brick walling will safely and feasibly take this added weight without splaying the walling. There is no survey to explain this. There looks to be a large surface area of laths and plaster to be stripped but this is not justified or mitigated by any explanation or demonstration of need.

To conclude; the scheme appears to show an idea of a project, opposed to a comprehensive scheme to suitably and respectfully convert this building. There is an exhaustive list of items missing that would not be logical to draft into conditions. The heritage statement does not faithfully meet paragraphs NPPF 200, a document such as this and an appraisal proportionate to the conservation area, its merits and its contents would inform the scheme more thoroughly and enable me to perform assessment in terms of heritage harm and conservation viability, among other elements such as appropriate long term care of historic fabric to ensure a structure's longevity. Certainly in this case when it is awarded recognition for its placement within the area. I therefore recommend refusal based on the lack of sufficient information, and the contentious ill-informed elements envisaged at this stage.

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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