

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2023/0601 & 0602 Lee Farm barn conversion
Date: 26 March 2024 13:08:43
Attachments: [image001.png](#)

Conservation Officer consultation response

From: Emily Holland <>
Sent: Monday, March 25, 2024 1:40 PM
To: Chris Johnston <>
Subject: RE: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Chris,

There is no issues with this. If that is the document they wish to use then that can perhaps be positively conditioned.

Thanks

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

[Advanced notice of planned leave: 03/04/2024-10-04/2024](#)

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>

From: Chris Johnston <>
Sent: Monday, March 25, 2024 1:14 PM
To: Emily Holland <>
Subject: RE: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Emily

Dominic Cooney, the agent sent this to you direct via email on 12th March but I have enclosed it to this email.

I look forward to your comments

Regards
Chris

From: Emily Holland >
Sent: Monday, March 25, 2024 1:07 PM
To: Chris Johnston <>
Subject: FW: SMD/2023/0601 & 0602 Lee Farm barn conversion

Hi Chris,

I didn't get a response from you since this, see below. I don't appear to have this latest document in my inbox nor can I see it on the folder.

Can you forward it me please.

Thanks

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

[Advanced notice of planned leave: 03/04/2024-10-04/2024](#)

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](#)



High Peak
Borough Council



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>

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.

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



High Peak Borough Council
working for our community



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

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>

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.
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>

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:
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

Planning Department

Bagshaws LLP

Email:

Mob:



6 Market St, Leek ST13 6HZ

website: www.bagshaws.com

Bank account details - we will never notify you of any changes to our bank details via email or telephone. If you are unsure of our bank details for payments, please contact us in person to verify them before sending funds.



This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential, subject to copyright or constitutes a trade secret. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this message, or files associated with this message, is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Messages sent to and from us may be monitored. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission. If verification is required, please request a hard-copy version. Any views or opinions presented are solely those of the author and do not necessarily represent those of the company.

Bagshaws is a limited liability partnership registered in England and Wales.
Registered number: OC335773. Registered office: 69 Derby Road, Uttoxeter, Staffordshire. ST14 8EB

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.staffs Moorlands.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.staffs Moorlands.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.staffs Moorlands.gov.uk/YourData>
