

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2024/0108
Date: 27 March 2024 17:52:44
Attachments: [image001.png](#)

From: Emily Holland <>
Sent: Wednesday, March 27, 2024 11:36 AM
To: Chris Johnston <>
Subject: SMD/2024/0108

Hi Chris,

Rosehill, Nabb Lane, Alton, ST10 4AY.

Objection.

By virtue of their scale, design, form, location and material palette; the scheme looks to be out of place and not an enhancement to the character of the well survived area. I echo my initial comments from a previously refused scheme of the same (2023/0226). Due to the formation of this former historic orchard of which the site is located, it provides a spacing and therefore setting among this section of Nab Hill and thus contributes to the heritage interest, and landscape of the settlement.

I do not believe there are exceptional circumstances for this case as viewed in the Heritage Statement, to permit materials ill-advised by the Moorlands design guide. If there has been deemed any, they are not clearly justified. The structures are not traditional, nor are they farm buildings to alleviate any envisaged crossover of materials and finishes.

Whilst there would be a minimal amount of direct harm on the listed buildings, it would however have a detrimental impact on the sense of place and wider landscape of which these assets and the grain of the settlement are experienced.

My concerns remain regarding amenity, form and scale of the primitive lane, and impact on the character and quality of the area.

I am unable to provide full support at this time and therefore recommend refusal.

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.

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