

From: [Rachel Robinson](#)
To: [Planning \(SMDC\)](#)
Subject: SMD/2024/0553 and 0554 - Meadow Place Farm
Date: 15 January 2025 11:22:28
Attachments: [image001.png](#)

Please see comments for SMD/2024/0553 and 554 below.

SMD/2024/0553 and 0554

No Objection subject to condition

The applications relate to an unlisted barn, located within the curtilage of the Grade II listed Meadow Place Farm. The host building is also located opposite Grade II listed barn (ORCHARD PLACE), which is thought to have been part of the same farm yard complex. The barn has previously been converted into a dwelling. Due to the previous conversion the former barn has undergone a number of modern interventions.

Internal alterations:

The existing concrete floor is of modern installation, as such its loss and replacement with a new insulated concrete floor present a like-for-like change. A number of other internal alterations are proposed, including a new doorway, and internal insulation. As the barn conversion is not listed, and has undergone significant previous alterations, these changes are considered acceptable. The internal alterations will result in the uses of rooms being changed, but will not change the internal layout, which will remain readable as a former barn.

Extraction fan:

The proposed extraction fan will allow for increased ventilation to the barn, mitigating the potential effects of internal insulation. Following receipt of revised plans, there is no objection to the proposed extract vent. This is on the understanding that this vent is black cast iron as stated on elevation plans.

Garage doors:

The proposed glazed door allows the existing garage/barn entrance to retain its character as a barn entrance, as such this will not harm the setting of the listed building. The proposed doors are similar in design to the existing adjacent glazed doors. As such there is no objection to the proposed conversion, subject to details of the door to be installed.

Recommended conditions:

Prior to the insertion of new external doors, full details of all new external doors, drawn to a scale of 1:20 and including details of proposed finish, colour and opening type, shall be submitted to and approved in writing by the local planning authority and the insertion of all windows and external doors shall be undertaken in exact accordance with the details approved.

Reason: to preserve the setting of the Listed Building

The grill covering the extraction fan hereby approved, shall be of black cast iron as stated on drwg no. MPBC-04C, unless otherwise approved in writing by the local planning authority.

Reason: to preserve the setting of the Listed Building

Kind regards,

Rachel Robinson Conservation Officer
(She/Her)

Development Management

High Peak Borough Council and 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



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>
