

Jessica Cheadle

From: Steve Baker (Economy Transport and Environment)
<Steve.Baker@derbyshire.gov.uk>
Sent: 22 August 2019 16:15
To: Planning
Subject: DMPA/2019/0845 RYE CLOSE FARM, DUCK STREET, EGGINTON. The demolition of the existing barn outbuilding and the erection of 2 dwellings - archaeology

Thank you for consulting on the above planning application.

The barn proposed for demolition is a single storey linear range of farm buildings in the typical vernacular style of the area, certainly pre-dating the 1849 Tithe Map and forming a group with the parallel two-storey range to the west. This part of the village is characterised by a number of brick-built vernacular buildings of this period – mostly of agricultural origin – including the ranges at Oaktree Farm and ‘The Stables’ further west on Duck Street, the former Methodist Chapel just opposite (Derbyshire HER 19634), and the buildings at Ports Farm Barn, further to the east, which incorporate a similar single-storey range. The barn is therefore a heritage asset *per se*, but also as part of a group of vernacular 19th century farm buildings in this part of the village which make a positive contribution to townscape. There are no listed buildings and no conservation area, but the heritage assets thus identified are nonetheless a material planning consideration under the NPPF policies.

In relation to the previous application for the site I advised that this be weighed in the planning balance and that the local planning authority might ask the applicant to start from the consideration of whether the building could be retained and adapted rather than lost. The new application is accompanied with a heritage statement which contains a useful appraisal and statement of significance, and also shows that the building is becoming structurally unsound and unlikely to be feasible to adapt without a substantial or complete rebuild. The new application also shows the proposed replacement building on a similar footprint which would to some extent conserve the group value of the range and contribution to townscape noted above.

I therefore have no objection to the proposals as resubmitted. The heritage statement document seems to provide a sufficient record of the building’s salient features and significance to stand as a record under NPPF para 199, and I will arrange for it to be added to Derbyshire HER.

Regards

Steve Baker MA MCifA | Archaeologist
Conservation, Heritage and Design Service, Derbyshire County Council
Shand House, Dale Road South, Matlock, Derbyshire DE4 3RY
01629 539773 steve.baker@derbyshire.gov.uk

This email or email thread section has been classified CONTROLLED - This email requires controlled access by Council personnel and / or intended recipient(s) only. This email may contain business or personal information. Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Action Grants – apply now for cash for community activities. Find out more on our [website](#).

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.
