



Historic England

Mr Steffan Saunders
South Derbyshire Council
Civic Offices
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Direct Dial: 01223 582721

05 May 2026

Dear Steffan Saunders,

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OUTLINE PLANNING APPLICATION (MATTERS OF ACCESS, AND SCALE TO
BE CONSIDERED, WITH MATTERS OF APPEARANCE, LANDSCAPING AND
LAYOUT RESERVED) FOR THE ERECTION OF 2NO. DWELLINGS AT THE
GRANGE, 16 MAIN STREET, REPTON
Applications no: DMPA/2026/0490**

Thank you for your consultation regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The Grange, 16 Main Street, Grade II* listed

The Grange, Repton is principally significant as a very fine small country house of the Queen Anne era. Dating from 1703, it is symmetrical and classical in style complete with sash windows, a pedimented central doorway and a moulded eaves cornice. Internally, an open string staircase with carved treads, large two panelled



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rooms and fireplaces survive which contribute to the house's high architectural value. The Grange is rightly listed at Grade II*, putting the house in the top 5.8% of listed building nationally.

Situated on the edge of the Repton village boundary, the small country house was built for John Holbrook (Mayor of London) as his rural retreat from city life and would have commanded a largely rural setting as shown on later OS maps. The house is set on high ground with a generous front and rear garden which correlate to its high status and amenity as a single dwelling house.

The rear of the house has a kitchen wing constructed in 1800 and a billiard room from the late nineteenth century. Both elements contribute to significance through demonstrating services to the house over time in a manner consistent with its size, status and changing fashions.

Repton Conservation Area

Set on the south bank of the River Trent, Repton is a large historic village of a long and linear settlement pattern branching from historic crossroads. Repton has great time depth and a nationally significant history as the centre for the Anglo-Saxon Kingdom of Merica due to its strategic riverside position. From this period, an eighth century crypt survives beneath St Wystan's Church north of the village. The village is best known for Repton School, which is a 450-year-old institution.

The character of Repton is also defined by its presence of high-quality individual buildings from the early modern period onwards which distinguish it from other nearby settlements. The Grange contributes to this character as a fine Queen Anne house which is highly visible in its position on one of the principal routes. Both house and garden formed part of the original boundary to the Repton Conservation Area as first drawn in 1969.

Impact

The proposal is for the construction of two detached dwellings with double driveways within the existing rear garden of the house. The application is an outline planning permission. We have identified harm through proposed development in the close setting of the Grade II* listed house and to the character and appearance of the Repton Conservation Area.

The significant reduction and development of the garden would harm the historic value of The Grange as the garden would no longer be proportionate to the dwelling's size and status as a small country house. The rear garden is important for understanding the house as a dwelling which was constructed to command a rural aspect in its position at the edge of the village as a Joseph Holbrook's country retreat (from his main house in London).

Crucially, the proposal would pose a long-term risk to the use of the house as the



development of two large houses within its garden might deem The Grange no longer economically sustainable as a single dwelling in the future. There would likely be further harm to significance if the house was no longer viable as a single dwelling in the longer term.

Aesthetically, the garden also provides a pleasant and open green setting to the Grade II* listed building. If built, the outlook from the house would no longer be of continuous greenery and trees, but of the modern house's gable wall which would pose clear harm to the building's aesthetic significance and desirability as a single dwelling.

Finally, the outline form chosen for this application offers minimal details. The indicative drawing shows proposed development of a contemporary appearance and landscaping to the house would harm the conservation area's historic character through its suburban appearance.

Policy

Section 16 of the National Planning Policy Framework (NPPF), Conserving and Enhancing the Historic Environment, sets out policies for decisions governing change in the historic environment.

Paragraph 207 of the framework sets out the expectation for supporting information, noting that "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

Paragraph 215 requires that less than substantial harm to significance should be weighed against the public (including heritage) benefits of a proposal.

We think the Historic England's Guidance note on the Setting of Heritage Assets is of relevance to this application: [The Setting of Heritage Assets](#)

Position

Historic England has carefully considered this application and has great concerns about it.

We have identified a medium level of less than substantial harm to the Grade II* listed Grange through development of its garden setting and a low level of less than substantial harm to the Repton Conservation Area through an erosion of its historic character.

We think a single dwelling is the optimum viable use of the building in policy terms and that this application poses a long-term risk to The Grange, as set out in paragraph 215 of the NPPF. This risk to optimum viable use would be from the loss of amenity space enjoyed by inhabitants proportionate to the house and the visual



presence of gable end walls which would become the rear garden aspect. If no longer viable as a single dwelling, there is likely to be a higher level of harm to significance further down the line, for example, from subdivision to facilitate another use.

As set out above, The Grange has benefited from a garden setting since its construction and development would sever this longstanding tie which informs an understanding of the building's historic use and also significance. The garden also provides a beautiful setting which helps with an appreciation of the house's aesthetic value. We therefore do not think the application meets the requirements of paragraph 208 because the harm could be avoided altogether by not building in this location.

Whilst the outline form of the application means details are limited, the height, form and mass of the two modern houses shown in the indicative drawings combined with tree loss and hard landscaped areas means, that in our view, the proposal fails to draw on local character and distinctiveness, which in this section of the conservation area is defined by setting soft boundaries and attractive open space. We therefore do not think the application meets the aspirations of paragraph 210 (c) of the NPPF.

In reaching a decision on this proposal, your Council will also need to weigh the harm, which we assess to be less than substantial, against the public benefits of this proposal, as described in paragraph 215. We cannot comment on public benefits but can comment on heritage benefits. In our opinion, the application does not include any heritage benefits applicable to the weighing exercise.

Recommendation

Historic England does not support this application. We consider that the application does not currently meet the NPPF requirements as set out in paragraph 208. We recommend that the application is not supported by the local planning authority.

In determining this application, you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account when making a decision on the application. If there are any material changes to the proposals, or you would like further advice, please contact us

Yours sincerely

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