

From: Planning
Subject: FW: Comments on Planning Application DMPA/2025/0494 & DMPA/2025/0503

Comments on Planning Application DMPA/2025/0494 & DMPA/2025/0503

The demolition of a modern steel framed metal clad barn and replacement with new purpose built catering kitchen

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Listed Building Consent for the demolition of a modern steel framed metal clad barn and replacement with new purpose built catering kitchen

Calke Abbey, Main Street, Ticknall, Derby, DE73 7LE

No objection to the principle ***BUT** objection to the solar panels. Less than substantial harm, low-medium, to the setting of Listed Buildings. The replacement building is of low impact, it is the introduction of solar panels that raises the level of harm, especially on the roof elevation indicated on plan (which does not match the pre app drawings).

It is my assessment that the existing build does not pre date July 1948 (at which time it would be considered Curtilage Listed) [Listed Buildings and Curtilage | Historic England](#)

The existing building may have been in situ at the time that some of the associated equestrian, agricultural and workshop buildings were Listed (1987). Therefore, for the avoidance of doubt, the applicant has submitted a Listed Building Consent application for the demolition of the existing building.

- Calke Abbey, Listed Grade I 1952 [Calke Abbey, Calke - 1031839 | Historic England](#)
- Stables And Riding School, Listed Grade II* 1967 [Stables And Riding School, Calke - 1096488 | Historic England](#)
- Masons Yard & Office, Listed Grade II 1987 [Masons Yard And Office, Calke - 1376642 | Historic England](#)
- Joiners Shop And Attached Cart Hovel, Listed Grade II 1987 [Joiners Shop And Attached Cart Hovel, Calke - 1096489 | Historic England](#)
- Outer Stable Block, Barn And Attached Buildings, Listed Grade II 1987 [Outer Stable Block, Barn And Attached Buildings, Calke - 1376653 | Historic England](#)
- Chop House And Cart Shed North Of Outer Stable Range, Listed Grade II 1987 [Chop House And Cart Shed North Of Outer Stable Range, Calke - 1334589 | Historic England](#)
- Polygonal Animal Shelter, Listed Grade II 1987 [POLYGONAL ANIMAL SHELTER, Calke - 1376658 | Historic England](#)

Also of note, the application site is located within the Grade II* Registered Park & Garden [CALKE ABBEY, Calke - 1000676 | Historic England](#)

Whilst loss of a curtilage Listed structure would usually be deemed as substantial harm, there is a balance to be made for the context of the site. The existing building is of modern design, construction and material. It is of an agricultural style and therefore does fit within the context of the site and setting. I do not assess the existing as a significant building within the setting of the Listed Buildings, and I therefore assess the demolition of the existing modern steel framed metal clad barn as no harm and make no objection.

The proposal was consulted on at pre application stage, and I made no objection to the principle of replacement of the building, nor of the proposed new unit, which would facilitate a new catering kitchen to improve the visitor experience. The proposed building utilises the existing footprint and is of a similar height, build and style to a modern building adjacent, which houses a café.

Within the pre application process, a drawing was submitted of the proposed unit with solar panels facing towards the existing range of buildings. Whilst these would be visible from within the site, I considered them to be acceptable as part of a new build if facing towards other buildings, with their impact diluted by other rooflines.

The application elevation drawings show the solar panels on the elevation facing out of the courtyard and towards the deer park. This is Grade II* Registered Park and Gardens with long range views on public footpaths towards the Listed Heritage Assets. I would therefore like to open the conversation about the roof slop on which the solar panels are proposed please, prior to any decision being made.

Francesca Siviter
Conservation Officer

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From: Planning Applications <planningapplications@southderbyshire.gov.uk>

Sent: 29 April 2025 13:22

To: Francesca Siviter <Francesca.Siviter@southderbyshire.gov.uk>

Subject: Application ref. DMPA/2025/0494: Consultation on planning application

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[Report](#)

The demolition of a modern steel framed metal clad barn and replacement with new purpose built catering kitchen at Calke Abbey, Main Street, Ticknall, Derby, DE73 7LE

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2025/0494>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **23/05/2025**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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