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Your ref: 3/2017/0968 and 0969

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FAO R Horton

Dear Mr Macholc,

Planning Applications 3/2017/0968 and 0969: Demolition of redundant farm building and conversion of farm building adjoining existing offices to create additional office space. Construction of car park with landscaping works, new sewage treatment plant and soakaway; Redundant farm building and land at the rear of Richard Turner and Son Ltd, Old Sawley Grange, Gisburn Road, Sawley BB7 4LQ

Thank you for your consultation on the above planning application. In principal we would have no objection to the proposals, but would note that there are many details missing from the application and the Heritage Statement appears very superficial. There is no description of the building to be converted or that to be demolished, beyond the dating evidence provided in section 4.1 of the Design and Heritage Statement (DAHS, SPA, October 2017) and the materials summary provided on the application forms. It is notable that this paragraph of the DAHS ignores the c.1500 date given in the preceding paragraph and the probability that this was the site of a medieval grange to Sawley Abbey. The photograph provided on the cover of the DAHS suggests that the building to be converted is of at least two separate phases, an impression reinforced by the plan 'as existing' (ref. 5417-1, dated Jun 2002). It would also appear from the maps provided in the DAHS that the southern part of this structure post-dates 1954, yet this is not mentioned.

Section 7.4 of the DAHS states that '*The external appearance of the building is to remain relatively unchanged ...*' yet comparison of the elevations as existing and as proposed (ref. 5417-3, dated Aug 2017) show twelve windows and skylights on the east elevation and eight windows, four doors and twelve skylights on the west elevation, replacing five windows and a section of translucent ridge on either elevation in the existing structure. The plan as proposed (ref. 5417-2, dated August 2002) and the elevations as proposed also show a porch structure built into the junction of the extant offices and the building to be converted, but no details of this are provided nor of its impact on the extant buildings' structures.

The application states that there is to be a new "...car park with landscaping works, new sewage treatment plant and soakaway", yet very few details of these have been provided and not all of these are consistent. For instance the application form states that only two additional parking spaces are to be provided, but the plan 'as proposed' (ref. 5417-2, dated August 2002) shows a car park with at least 21 spaces. The application form also states that foul sewage is to a septic tank, not a 'sewage treatment plant and soakaway', and no details beyond a diagrammatic location on Plan 5417-2 are provided. There are no site sections or levels provided, and with the lack of other detail provided it is impossible to determine what ground disturbance will be required and thus what the impact on buried archaeological deposits might be.

We would recommend, therefore, that the application is not determined until full details of the proposals have been submitted, along with a revised Heritage Statement, sufficient for informed decisions to be made, as set out in the NPPF paragraphs 128-141.

Yours sincerely

Peter Iles