



EAST MIDLANDS OFFICE

Mr Jon Bradbury
Derbyshire Dales District Council
Town Hall
MATLOCK
Derbyshire
DE4 3NN

DERBYSHIRE DALES D.C. REGULATORY SERVICES	
- 7 FEB 2017	
OFFICER	JB
REF	16/00923

Direct Dial: 01604 735460

Our ref: P00548331

6 February 2017

Dear Mr Bradbury

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

**CAWDOR QUARRY PERMANITE WORKS AND PART OF SNITTERTON FIELDS,
MATLOCK SPA ROAD, MATLOCK, DE4 2JH
Application No. 16/00923/OUT**

Thank you for your letter of 17 January 2017 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.

Summary

Snitterton Hall and the associated moated site are designated heritage assets of the highest importance as reflected in their grade I listed and scheduled monument status, this further supported by the grade II listing of the Manor Farmhouse and Hall Gardens. The proposed development will cause harm to the significance of these assets through the alteration of their rural historic landscape setting insofar as the development extends beyond the former Cawdor Quarry and Permanite works. If development were contained to the former works site and behind the tree belt screening the former quarry there would be little or no adverse impact. We have strong concerns and urge your authority to seek revised plans on that basis.

Historic England Advice

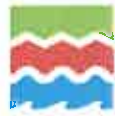
We are Historic England (The Historic Buildings and Monuments Commission for England) the Government's expert advisors on the historic environment, this is our advice on this planning application. Snitterton is first mentioned in the Domesday Book where it is recorded that 'Sinitreton', as it was then known. It was one of several berewicks belonging to Matlock Bridge, a berewick was a settlement which was physically separate from the manorial centre of administration but still governed as part of that estate. The manor of Snitterton belonged to the royal manor of Matlock Bridge but the de Snitterton family assumed the lordship of the manor from at least the Norman Conquest. Late 13th century documents record that Jordan de Snitterton held a house or group of houses with attached demesne land (the demesne is the lords'



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home farm as distinct from the land of sub-tenancies) within Snitterton Manor. It is believed the moated platform was the site of these buildings. In Derbyshire this class of apparently local English (rather than Norman) gentry are of particular interest in understanding the politics of authority and power in the medieval countryside.

The moated site and fishponds 300m north east of Snitterton Hall <https://historicengland.org.uk/listing/the-list/list-entry/1019529> is a Scheduled Monument designated by the Secretary of State on the basis of its national archaeological importance. The monument survives as a series of earthworks and buried remains. The moated site and fishponds 300m north east of Snitterton Hall are particularly well preserved and will retain important archaeological and environmental evidence in the deep basal silts of the moat, the ponds and beneath the surrounding banks. The platform will also retain important information relating to the structure and use of the buildings which once stood within the ditch. Taken as a whole the moat and fishponds will add to our knowledge and understanding of the development and working of medieval manorial centres in the area and the position they held in the wider landscape.

Snitterton Manor farmhouse <https://historicengland.org.uk/listing/the-list/list-entry/1278032> is a grade II listed building which contains the remains of the probable 15th Century Manor House, likely to be the intervening building in sequence between the medieval moated manor house and the Elizabethan hall.

Snitterton Hall <https://historicengland.org.uk/listing/the-list/list-entry/1248141> is a grade I listed building of exceptional historic and architectural interest, placing it amongst the top 2.5% percent of listed buildings. The hall is of late 16th century date. An Elizabethan small mansion described as in pristine condition at time of listing, an exceptionally rare survival of the English renaissance which has survived the attritions of later fashion. The Hall can be seen as a successor to the moated site and Manor Farmhouse as local gentry discovered new ways of living and articulating their status, and rebuilt. The garden walls of the Hall are also listed at Grade II <https://historicengland.org.uk/listing/the-list/list-entry/1248201> the creation of formal garden spaces are key element in more mannered and sophisticated ways of living that were designed into Renaissance houses.

At Snitterton we have in close juxtaposition three phases in the transformation of gentry housing and authority in the Derbyshire. This exceptional group of designated heritage assets sits in a rural agrarian landscape framed by the waters of the Derwent to the north and the rising ground to the south. To the east the twentieth century screening vegetation conceals Cawdor Quarry and much of the former Permanite Works.

The proposed development extends beyond the previously developed Permanite site and the Cawdor Quarry spilling out onto Snitterton Fields and transforming the



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landscape context of Snitterton Hall, Manor Farmhouse and the Scheduled Moated Site and Fishponds. Not only do the elements of the development on Snitterton Fields bring the suburbs of Matlock into the agrarian setting of the designated assets but they also undermine the position of the Hall, Moat and Manor House as the focus and hierarchical centre of the local landscape. Redevelopment of the Permanite site and within the Quarry can be achieved we believe with little or no harm to the significance of the designated heritage assets at Snitterton, the harm, which we treat very seriously, occurs where it encroaches onto Snitterton Fields.

Whilst development is identified in the Submitted Local Plan the numbers presented here (586) far exceed those planned for in the Local Authority submission (which we understand to be 470), the difference we believe corresponds closely to the unacceptably harmful elements in the scheme.

The 1990 Listed Buildings and Conservation Areas Act places a general duty upon Local Planning Authorities to have special regard to the desirability of preserving those features of special historic and architectural interest of listed buildings and their settings. This is underscored in the National Planning Policy Framework paragraphs 132 and 134 which sets out that LPA's should give great weight to the conservation of the significance of all designated heritage assets. As set out in paragraphs 132 and 134, all harm to the significance of Designated Heritage Assets requires clear and convincing justification and should be weighed against public benefits (with the application of that great weight and special regard on the side of the significance of the historic buildings and monuments).

Recommendation

Historic England has serious concerns regarding the application on heritage grounds. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 132 and 134. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132 and 134 of the NPPF. 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 and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



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Historic England

EAST MIDLANDS OFFICE

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