



FAO: Planning Department,  
Erewash Borough Council

Ref: ERE/0722/0038  
Date: 11/08/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### RE: Land North West Of 1 To 12 Sowbrook Lane, Stanton By Dale, Derbyshire

The application is for an outline Application for up to 196 dwellings with all matters reserved other than the means of access.

The main designated heritage asset for consideration is the setting of Grade II Listed New Stanton Cottages (List Entry ID: 1329236).

The Heritage Statement, submitted with the application, outlines that the proposed development will have a '*Minor Adverse effect*' on the setting of the listed building. I would agree with this assessment. New Stanton Cottages were constructed in an agrarian and tranquil setting which has remained the case. The proposed development would result in a considerable urbanisation of the immediate environs and across the principal outlook from these buildings. The development will also result in environmental changes such as noise and bustle which detracts from the existing situation of tranquillity and isolation.

The proposal will result in adverse changes to the setting of the Grade II listed building which detracts from the manner in which it is experienced, appreciated and understood. This less than substantial harm to the designated heritage asset should be considered under paragraph 202 of the NPPF.

The proposal will also have an impact on the setting and experience of the Nutbrook Canal and bridge on Ilkeston Road. The rural situation will be urbanised by the development. Mitigation, in terms of siting development appropriately can reduce this harm. The harm to this non-designated heritage asset should be considered under paragraph 203 of the NPPF.

Yours sincerely

Tim Murphy IHBC MCIfA  
Historic Environment Manager  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*

