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Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT
FAO Mrs Sarah Pearce

Date 4th May 2021
Ref: MJ/ZB/N1619

Dear Sarah,

Re: AVA/2020/1144 & AVA/2020/1146
St Elizabeth House, Matlock Road, Belper DE56 2JD

With regard to the above and our recent telephone discussions / email exchange, we write formally to confirm agreement to extend the planning deadline to 30th June 2021 as per your suggestion.

In respect of the above, we enclose (via separate 'Dropbox' link *https://www.dropbox.com/sh/l96i9rpyy9hrpiy/AAAKFiE8hMOYO8238hmBicAea?dl=0)* outstanding documentation in response to various consultee comments and requests for further information, as follows:

Derbyshire Wildlife Trust	Natural England Bat Mitigation Licence Approval ref 2021-51267-EPS-MIT (This has been forwarded directly to Trevor Taylor at DWT for your information)
AVBC Tree Officer	In relation to the formal issue of TP 0440/2020 and its subsequent review and confirmation for specific trees as of 08/01/2021, we enclose a fresh Tree Survey and Arboricultural Impact Assessment dated 31/03/21. This report recommends further detailed maintenance works as a result of inspection in late winter – please advise accordingly whether, if acceptable the works can be carried out under the current application or will require a formal separate TPO application?
DCC Archaeology	Please see attached Desk based Assessment of Land @ St Elizabeth House, Matlock Road, Belper. April 2021 revision updated to reflect upon planning refs AVA/2020-1144 and 1146.

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AVA Heritage Consultant
01/02/21 & Historic England
letter dated 11/01/21

Please see attached Heritage Impact Assessment report dated April 2021 prepared by HLP accredited Conservation Architect Geoff Lloyd with attached Appendices No 1 to 8 inclusive.

Also attached separately are updated / revised scheme drawings referred to and which reflect amendments undertaken to the planning and listed building consent applications in response to the various technical consultees comments / observations.

These are listed below for ease of reference:

N1619 – GA-010F	Overall Site Schematic
N1619 – GA-103A	Tree Constraints Plan
N1619 – GA-1002-B	Proposed Plans (new home)
N1619 – GA-1003-B	Proposed Elevations (new home)
N1619 – GA-011	Conference Centre (Basement in Context)
N1619 – GA-012	Conference Centre (Ground Floor in Context)
N1619 – GA-200-E	Existing Floor Plans (St Elizabeths House)
N1619 – GA-202-F	Proposed Floor Plans (St Elizabeths House)
N1619 – GA-207-B	Existing Elevations (St Elizabeths House)
N1619 – GA-209-K	Proposed Elevations (St Elizabeths House)
N1619 – GA-210-L	Proposed Annex Dwelling Floor Plan (St Elizabeths House)
N1619 – GA-300-G	Conference Centre Proposed Elevations
N1619 – GA-308-H	Conference Centre Proposed Plans
N1619 – GA-312-D	Site Topography – Sections
N1619 St Elizabeths	Existing & Proposed Views from Matlock Road

We note the advisory note in your email dated 20/01/21 regarding future earthworks, demolition and construction activities for approved works and accept that it will be necessary to prepare and submit a Construction Manangement Plan to detail relevant site operations as noted.

Similarly, we note proposed Condition No 2 with respect to external lighting proposals and accept the proposed Condition No 1 for an assessment & proposals to be prepared and submitted prior to installation.

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With respect to noise / operating hours of St Elizabeths House itself, it is noted that there is a Certificate of Lawful Use ref AVA/2000/2020 extant for the properties use as 'self catering holiday accommodation for occupation for one family unit or group'. In this respect the proposed use is essentially 'suis generis' in the context of its proposed C1 "single let use". In respect of the existing building and this use it is not intended to provide an 'hosted' hotel services. The kitchen will be provided as a good quality domestic kitchen for use on a 'self catering' basis. On this basis appropriate extract ventilation will be provided utilising an existing chimney flue (lined) to outside air via the chimney stack to comply with Building Regulations.

Specifically, regarding noise of activities within St Elizabeths House, the building fabric is of solid brick / stone construction with a slate roof. The walls and roof are to be insulated and dry lined, together with proposed replacement double glazed windows, thus improving the overall fabric both thermally and acoustically.

With reference to the proposed conference centre (please see the revised plan attached) as well as being constructed from traditional masonry materials together with double glazed aluminium windows the building is proposed to be 'sunken' beneath ground level with soft landscaping atop the roof to create the appearance of the former garden to the St Elizabeths House itself. It is thus well insulated in both thermal & acoustic aspects with limited potential for noise from events internally. Acoustic double glazing is proposed on the 'western' elevation overlooking the A6 Matlock Road and the adjacent railway line which are considered to be 24/7 background external noise sources.

With respect to noise complaints during the previous owners occupation, we cannot comment. However, the current owner / operators of the proposed conference centre (& St Elizabeths House) will permanently reside on site within the existing converted GF annexe to St Elizabeths House & in the new dwelling to the north with their respective family members and will have 'on-site' control of all activities at the venue, ie 24/7/365.

In respect of operation of the conference centre, the planned use will be for functions / meetings / weddings / local community events etc. It is planned for these events to be outside of normal school opening periods ie evenings / weekends / school holidays etc, thus there will be no impact on the school, as a receptor.

In terms of fireworks, the owner / operator confirms that it would be expected that these would be limited to use on site at specific times of the year to celebrate specific events (if appropriate to 'conference' activities) ie Guy Fawkes / New Year / National Celebrations & Events etc essentially only at times when the

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surrounding community would also be reasonably expected to use fireworks. A condition in this respect would be acceptable in principle, subject to agreed wording.

By the very nature of the design of the proposed conference centre, there will be minimal opportunity for 'noise breakout' and it is intended for all internal ventilation plans to be acoustically isolated at intake and exhaust locations.

In relation to the comments regarding the commercial kitchen within the GF of the conference centre, this is to be operated as a facility for use of external caterers for keeping food prepared & cooked off the premises warm / hot or cold as appropriate, prior to plating up to serve only. We therefore confirm that odour abatement / fumes from cooking is not an issue and that general extract ventilation ducted towards the A6 Matlock Road will suffice. In this manner there will be no loss of amenity or nuisance at nearby properties, as they are distant by some several hundred metres!

On the basis of the above we trust that appropriately worded conditions can be agreed accordingly.

We trust that the above, together with the attachments is self-explanatory & we would welcome a meeting with yourselves to discuss and progress matters to an agreed conditional approval as soon as possible.

If any further clarifications are required in the interim, please do not hesitate to get in touch accordingly.

Yours faithfully

[redacted]

Mark Jermy
Senior Partner : Architect : RIBA

Cc: Geoff Lloyd – HLP Conservation Architect
Zahir Malik – Resurrection Construction
Tim Allen – Historic England

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