Heritage Statement

Site: Reservoir Doggy Resort & Spa,
Reservoir Cottage,
Asher Lane,
Pentrich,
Ripley,
Derbyshire,
DE5 3RD

Proposal: Change of use of land to paddock, including fencing not exceeding 2 metres in height

Nearby Heritage Asset: Former railway signal box (Grade II listed)

1. Purpose of Statement - This Heritage Statement has been prepared to address Amber Valley Borough Council requirements relating to the Grade II listed signal box located near the site.

2. Description of Proposal - The proposal comprises the change of use of land to paddock, together with boundary fencing that does not exceed 2 metres in height. No buildings, permanent structures, lighting, foundations, or operational development are included.

3. Heritage Context - The signal box is a Grade II listed building. The development site is not within or near a Conservation Area. The nearest building associated with the site is more than 50 metres away from the signal box.

4. Visibility and Screening - The signal box is visible from parts of the land. Existing hedgerows and trees provide screening. The proposal does not remove or alter this natural screening.

5. Impact on the Setting of the Listed Signal Box - With reference to the NPPF and statutory heritage duties: - No physical works occur to the listed signal box. The proposal does not introduce built form near the asset. Fencing under 2 metres maintains openness and rural character. The separation distance ensures no visual dominance or intrusion. The historic setting and appreciation of the signal box remain unchanged.

6. Conclusion - Given the distance to the nearest building, the lack of structural development, maintained screening, and the low-impact nature of the change of use, it is concluded that: The proposal will result in no harm and no change to the setting, significance, or historic character of the Grade II listed signal box. The proposal therefore complies with: - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - NPPF policies on heritage protection - Amber Valley Borough Council local heritage policies