DEVELOPMENT SERVICES
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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Derby Lodge Gate And Walls

Address Line 1

The Field

Address Line 2

Shipley

Address Line 3

Derbyshire

Town/city

Heanor

Postcode

DE75 7JJ

Description of site location must be completed if postcode is not known:

Easting (x)

443550

Northing (y)

344422

Description

Applicant Details

Name/Company

Title

Mr

First name

Byron

Surname

Parry

Company Name

Derbyshire County Council

Address

Address line 1

Derbyshire County Council

Address line 2

County Hall

Address line 3

Town/City

Matlock

County

Derbyshire

Country

United Kingdom

Postcode

DE4 3SS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Shepherd

Company Name

Concertus Design and Property Consultants

Address

Address line 1

2 Friars Bridge Road

Address line 2

Address line 3

Town/City

Ipswich

County

Country

United Kingdom

Postcode

IP1 1RR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Subject to the advice of the Structural Engineer and requirements of the Heritage and Conservation Officer at Amber Valley Borough Council (or Derbyshire County Council, 5l/m of the wall shall be carefully deconstructed, and the stone shall be cleaned, ready to be re-used in the re-construction of the wall. The entirety of the remaining wall shall be repointed.

Where the wall shall be re-built, a shallow trench shall be excavated, prepared and filled with a typical concrete mix suitable for the method of construction and allowed to go green before construction of the wall commences. Once the wall has been completed, soil shall be reinstated, covering the foundation and returning the wall to its original appearance.

All mortar joints (including re-building the wall and re-pointing) shall be constructed using a mortar ratio comprising 1 part lime, 2 parts sharp sand and 1 part yellow sand and the flush joints shall be finished by ‘hitting the mortar with a bristle churn brush, with a firm pushing action’, as per Historic England’s Best Practice guide, as recommended by Derbyshire County Council's Heritage and Conservation Officer. A modern style trench-fill concrete footing shall be installed so that the wall can be supported by a stable foundation which will aid the wall to stand true and prevent leaning in the forthcoming years.

There appears to be no importance on how the stones have been laid, nor is there any available documentation to support the sequence of how the stones have been laid. On this basis, there is no intention to number the stones and re-build in the same sequence. However, the aesthetic of how the wall has been constructed has been recognised and shall be replicated in the completed project. A benchmark (see Fig 6) listed as ‘Wall Derby Lo E Side Rd N Face NE Ang 99.928m’. Following discussions with Ordinance Survey and third-party suppliers, it is understood that physical carved Benchmarks are no longer used as a reference due to the introduction of Global Positioning Systems (GPS). The stone shall be re-instated in its existing location. Concertus have notified Ordinance Survey of the proposals but we have no intention to re-calibrate the benchmark heights following completion.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ◯ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

⊘ Yes
◯ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

◯ Yes
⊘ No

c) Demolition of a part of the listed building

◯ Yes
⊘ No

Please provide a brief description of the building or part of the building you are proposing to demolish

Around 5 linear metres of the boundary will be carefully deconstructed. The existing remaining mortar shall be cleaned off and the stones shall be dressed (where neccessary), ready to be re-used in re-constructing the wall. The remainder of the wall shall be repointed.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Whilst the majority of the wall can be repointed, around 5 linear metres of wall is beyond preventative measures (i.e. repointing only). There are large cracks in the joints and the wall is leaning considerably.

The wall must be carefully deconstructed and re-built to prevent an uncontrolled collapse of the wall. We intend to install new concrete foundations to provide a stable base for which the wall can be built upon (subject to the structural engineer's recommendations).

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Ashlar and irregular stone.

Proposed materials and finishes:
The materials will be carefully reclaimed, cleaned and dressed ready to be re-used. Whilst the stone will be re-used, new lime mortar shall be used in the joints. The ratio comprising 1 part lime, 2 parts sharp sand and 1 part yellow sand and the flush joints shall be finished by 'hitting the mortar with a bristle churn brush, with a firm pushing action', as per Historic England's Best Practice guide, as recommended by Derbyshire County Council's Heritage and Conservation Officer.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

Topographical.pdf - Topographical Survey. Proposed to reflect existing.
Elevations.pdf - Elevations (existing). Proposed to reflect existing.
Location Plan.pdf - Location Plan
2025 12 09 Heritage Impact Assessment Rev0.pdf
2025 12 30 Design Access Statement Rev0.pdf

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

E-mail dated 03/11/2025 @14:14

Date (must be pre-application submission)

03/11/2025

Details of the pre-application advice received

[By e-mail from James White on 25/11/2025]:

Hi Sam,

The former Derby Lodge (‘Barefeet Lodge Tearooms’) is a grade II listed building.

You propose the dismantling and reconstruction of a leaning or cracking section of wall. I believe that the section of wall in question is the far wall visible on Google ‘Street View’ (link).

The defect relates to about five linear metres of walling. Dismantling and reconstruction of five linear metres of walling would constitute a major repair and hence it would require listed building consent. An application for consent would be administered by Amber Valley Borough Council.

To limit further deterioration, the whole of the wall should be repointed. Again this would constitute a major repair and hence it should form part of an application for listed building consent. Historic England has published best practice advice about Repointing brick and stone walls (link).

I would recommend a mortar mix of one part lime (NHL3.5) to two parts sharp sand to one part yellow building sand. The mortar joints should be filled flush; Historic England recommends a brush finish (i.e. “hitting the mortar with a bristle churn brush with a firm pushing action”).

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Sam

Surname

Shepherd

Declaration Date

16/01/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Concertus Design and Property Consultants

Date

16/01/2026