

Field Gate, Kirk Langley, Derbyshire

Heritage Statement

January 2026

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1 Introduction

1.1 Project Background

1.1.1 In January 2026 Locus Consulting were commissioned to undertake a heritage statement to accompany a pair of applications for planning permission in respect of Field Gate, Church Lane Kirk Langley, Derbyshire, DE6 4NG at National Grid Reference SK 28076 38852, henceforth referred to as "the Site" (Figure 1). The planning applications were submitted under reference numbers AVA-2025-0760 and AVA-2025-0095 in November 2025. Following feedback received from the Local Planning Authority's (LPA) Conservation Officer, the proposed designs have been significantly revised and this statement has been written to accompany the their submission.



Figure 1: Site Location Plan (Courtesy of Green 4 Architects)

1.1.2 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology see Appendix 1: Assessment Methodology.

1.2 Site Description

1.2.1 The Site lies within the jurisdiction of Amber Valley Borough Council, on the western outskirts of the rural village of Kirk Langley and within the designated Kirk Langley Conservation Area.

1.2.2 The Site is comprised of the current curtilage of Field Gate, an 18th century, two-storey cottage, located on the north side of Church Lane and measuring approximately 0.146

hectares in area. The Site is situated approximately 200m to the west of the Church of Saint Michael at the centre of the village.

1.2.3 The cottage has a square footprint and is positioned in the centre of the roughly L shaped plot with its principal elevation facing south-east towards Church Lane. To the front of the plot is an L shaped brick outbuilding, currently in use as a garage. To either side of the outbuilding is a gateway providing vehicular access to the gravel driveway areas. The property has landscaped garden areas to the front and rear and the plot's ground level rises noticeably from front to back. There are stone paved patio areas to the rear and side of the cottage.



Figure 2: Existing Site plan (Courtesy of Green 4 Architects)



Figure 3: General view over the Site looking north-west

1.2.4 The south-western boundary of the Site adjoins the residential curtilage of the neighbouring Lilac Cottage while the north-western and north-eastern boundaries face onto open agricultural land. The south-eastern boundary faces onto Church Lane and the expansive rural fields opposite. The small watercourse of the Flagshaw Brook runs along the front boundary of the Site.

Front elevation of Field Gate

1.2.5 The front elevation of the house facing south-east (Figure 4) has a polite and roughly symmetrical Georgian appearance. It is three bays wide with the two outer bays having 8 over 8 sash windows with squared stone sills and lintels to the ground and first floors. The central bay has a single 6 over 6 sash window to the ground floor with stone sill and no lintel. To the left-hand side of the frontage is a modern lean-to extension which incorporates the front entrance to the property. The pitched roof is of Staffordshire blue clay tiles with plain ridge tiles, oversailing eaves with a gutter on rise and fall brackets and modern brick gable stacks with clay pots.



Figure 4: Front elevation of Field Gate, facing south-east

1.2.6 Close inspection of the front elevation's brickwork reveals that the property was constructed in multiple phases and has been significantly altered over time (Figure 5). The evidence strongly suggests that the house was initially constructed as an agricultural labourer's cottage in a vernacular style and was later reconfigured to result in its present, more polite appearance.

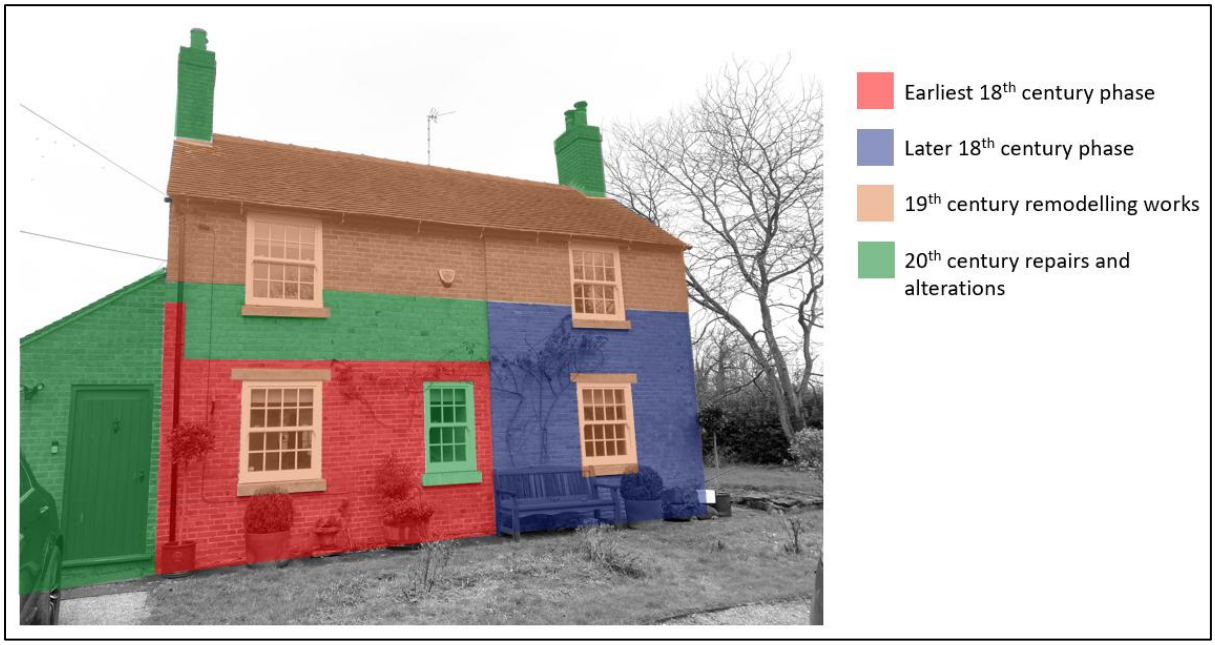

Figure 5: Front elevation phasing diagram

1.2.7 There is a noticeable step in the brickwork, roughly in the centre of the front elevation. At ground floor level the brickwork to the left of the step is believed to be the earliest (18th century) phase of construction due to the size and varied colour tone of the bricks and the vernacular character of the bond, which is a stretcher bond with occasional headers. Around the two window openings these bricks have clearly been cut to accommodate them and their stone lintels and sills at a later stage in the history of the house.



Figure 6: Brickwork to the right-hand side of the front elevation believed to be the earliest phase of construction.

1.2.8 Above this earlier brickwork is an 11-course high band of much later brick which is paler in colour and abuts the earlier brick at the left-hand edge of the elevation. This may be present as a result of later repair works as the bricks above this band are of an earlier date.

1.2.9 To the right-hand side of the step in the frontage the bricks from ground level up to three quarters height are of a different colour tone to the ground floor bricks to the left, but are also believed to be of 18th century construction given their size and bond. Again, this brickwork has been cut to accommodate the window openings, sills and lintels.

1.2.10 Running across the full width of the façade, the top fifteen courses of bricks are of consistent colour and bond and unify the earlier elements below into a cohesive elevation (Figure 7). These bricks are larger in size than the earlier 18th century elements and have been carefully laid so as to incorporate the first-floor window openings, indicating that they are contemporary with the remodelling of the cottage to create the more polite, symmetrical frontage in the early to mid-19th century.



Figure 7: The right hand-side of the front elevation. Note the step in the façade, the band of modern brickwork to the left and the topmost courses of 19th century brickwork spanning across the step and laid to incorporate the first-floor window openings.

North-east elevation of Field Gate

1.2.11 The north-east facing side elevation (Figure 8) consists of a gable end wall to the left-hand side and a single bay rear wing to the right. The brickwork of the two elements is run flush, but there is a noticeable join running full height which marks the difference in phasing between the earlier 18th century gable wall and the 19th century wing. The gable has to lower right a single 8 over 8 sash window with stone sill and lintel. The cut brickwork to the jambs indicates that this window is a later insertion which is contemporary with the matching sash window openings of the adjoining 19th century wing.



Figure 8: North-east facing side elevation of Field Gate

North-west elevation of Field Gate

1.2.12 The north-west facing rear elevation of Field Gate (Figure 9) consists of the gable end of the rear wing to the left-hand side and a two-bay cross wing constructed flush to the right which has a pair of small timber casement windows at first floor level. The gable has a central chimney stack constructed in modern brickwork. Again, there is a difference in the phasing of the two main elements, as shown by a join in the brickwork and the difference in the ridge heights of the interconnecting roofs. At ground floor level is a 1970s lean-to extension running almost the full width of the elevation. This has a large bow window and a timber framed conservatory with brick plinth to the right-hand side.



Figure 9: North-west facing rear elevation of Field Gate

South-west elevation of Field Gate

1.2.13 The south-west facing side elevation of Field Gate (Figure 10) consists of the gable of the frontage range to the right-hand side and the adjoining gable of the rear cross wing to the left. The lean-to rear conservatory is visible to the left of the elevation while the lean-to side extension housing the front entrance to the property partly obscures the lower portion of the right-hand gable.



Figure 10: South-west facing side elevation of Field Gate (composite image)

1.2.14 The left-hand gable has a single two-light, glazing bar casement to the ground floor and a single-light glazing bar casement to the first floor. The right-hand gable has a small, single-light casement window to the ground floor.

Garage Outbuilding

1.2.15 To the front of the plot is an L shaped brick outbuilding currently in use as a garage (Figure 11, Figure 12, Figure 13). This is single storey with pitched gable roofs of Staffordshire blue tiles. Like the cottage, its various phases of brickwork indicate that it has undergone several changes and alterations throughout its history. The earliest parts of the building date to the early 19th and integrate details such as a plank and batten door with an arched brick lintel and stone hinge blocks. By contrast, the south-west facing gable wall is of modern brickwork and was likely reconstructed to integrate the current up-and-over garage door.



Figure 11: South-west facing elevation of garage outbuilding



Figure 12: North-east facing elevation of garage outbuilding



Figure 13: North-west facing elevation of garage outbuilding

1.3 Planning History

1.3.1 A search of the Amber Valley Borough Council online planning register was undertaken, which identified no relevant planning history for the Site other than the two current applications (AVA-2025-0760 and AVA-2025-0095) to which this statement relates.

1.3.2 Application AVA-2025-0760 (registered 5th November 2025) relates to a scheme for the cottage itself. The development is described as *Erection of a single storey side extension and part single part two storey rear extension and the erection of a front porch*. The corresponding drawings as initially submitted are shown in Figure 14 below.



Figure 14: Proposed elevations as initially submitted under application ref. AVA-2025-0760 (courtesy of Green 4 Architects)

1.3.3 Comments from the LPA Conservation Officer received in November 2025 on this initial iteration of the scheme for the cottage made the following observations:

Summary

I have a number of objections to aspects of the application, which are an over-development of a small Georgian character dwelling which makes a positive contribution to the character of Kirk Langley Conservation Area. As proposed, the development would cause considerable harm to its significance and would not preserve or enhance the character of the Conservation Area. Whilst there is no published Conservation Area Appraisal, the Neighbourhood Plan has a detailed description of the Conservation Area, for which I was part author. This shows Field Gate on the 1837 Enclosure Map, in roughly its present form.

Porch Extension

I am raising objections to the proposed porch and alterations to create a door to the front elevation and add a first floor window. This elevation currently has a quiet Georgian character. Although not symmetrical, it has the regular rhythm of sash windows, squared geometry, and small-scale domestic character. Whilst the building has evolved and there is evidence of multiple phases and ages, some perhaps 18th century, the principal character of the building is that of a small late Georgian building. The proportions and form are harmonious. The proposed gable-fronted, oak-framed porch would overwhelm this elevation and completely change the quiet Georgian character to that of something from a different place – there is no tradition of oak-framed buildings or porches. In any event, the gable-fronted, timber-framed porch is completely out-of-place and inappropriate for the Georgian architectural language of this house. Straddling the joint in the building frontage simply adds to the strangeness and the loss of evidence of the building evolution. The addition of a first floor window which does not align with the other windows, furthermore, changes the Georgian character. This adds to the negative ad-hoc approach.

I have no objections to relocating a door to this off-centre location, but it should have a proper traditional lintel such as a square stone lintel.

Rear Extension

The right side elevation (the north-east flank of the building) is visible from across Church Lane in long views across the adjoining field. Whilst the house is set back from the lane, it is prominent in this long view across the field. It, therefore, has presence in the Conservation Area. Its form, which is that of a dwelling which has been extended and adapted several times, is nevertheless that of a small dwelling, which is typical of the smaller houses along Church Lane. The rear element of the building currently sits comfortably and at a single bay deep is proportionate in scale to the existing front part of the house. The proposed extension would extend the form and make it appears much larger. The extension should have a separate straight joint in the elevation and a step in the roofline, as seen on this north-east elevation. Otherwise, it appears that the extension is larger than the original cottage and the tail would be wagging the dog.

Left Side / flank extension to the South-west

None of the aspects of this wrap-around extension are acceptable, as seen from the front elevation and Church Lane. The use of flat roofs, as seen from the front elevation and an extremely shallow monopitch roof for a large swathe of the flank wall, is unrelated to the traditional character and form of this cottage and is unacceptable, causing considerable harm, swamping its original form, and enveloping the small dwelling by extensions which are incongruous.

1.3.4 Application AVA-2025-0759 (registered 5th November 2025) relates to a scheme for the garage outbuilding on the Site. The development is described as *External alterations to garage in the form of new doors and windows.* The corresponding drawings are reproduced in Figure 15 below.

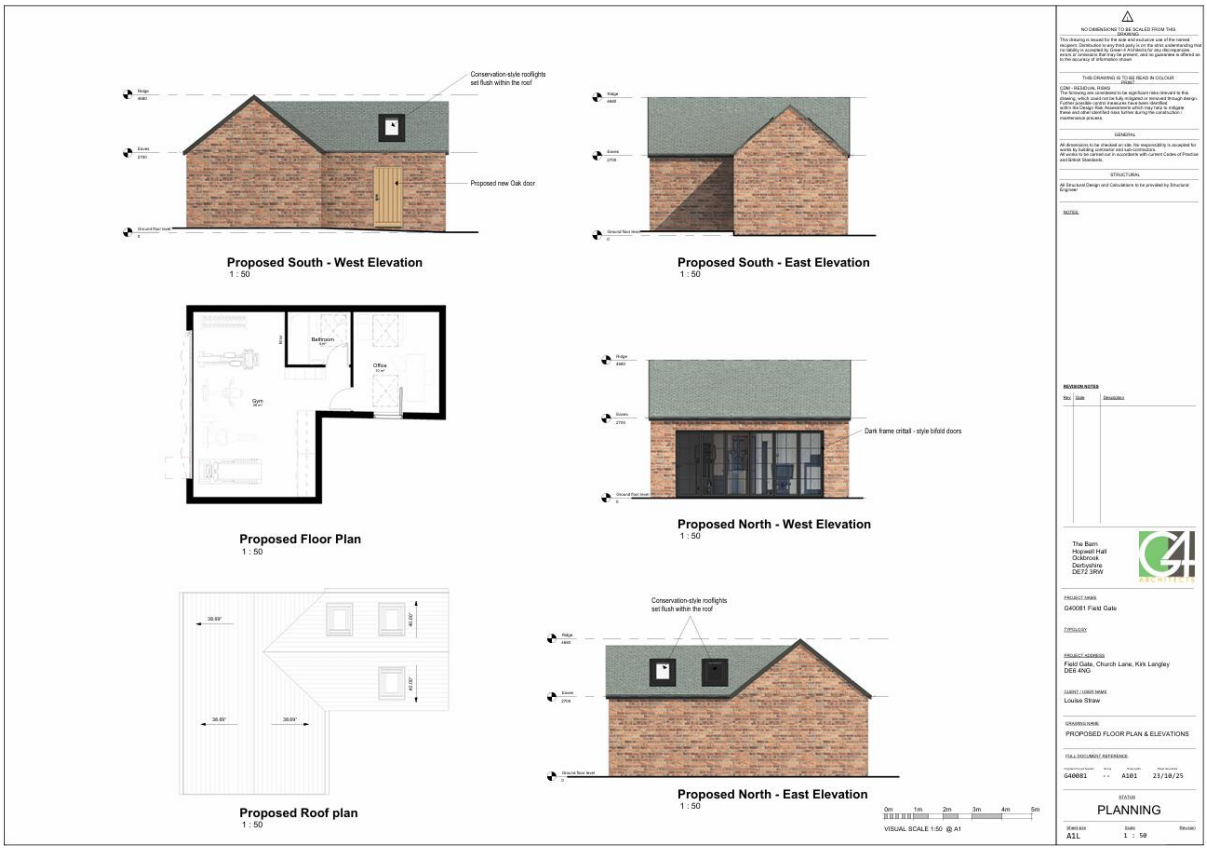

Figure 15: Proposed elevations and floor plans as initially submitted under application ref. AVA-2025-0759 (courtesy of Green4 Architects)

1.3.5 Comments from the LPA Conservation Officer received in November 2025 on this initial iteration of the scheme for the garage outbuilding made the following observations:

Having looked at the proposed elevations, it is not clear to me that the existing building is being adapted. There are various differences which suggest it is being largely rebuilt. I would object to reconstruction of this small outbuilding. Whilst modest, it has some historic interest, with 19th century brickwork and some details which are typical of traditional ancillary buildings in Kirk Langley. The building is recorded on the 1837 Enclosure map, so is of historic interest within the Conservation Area. The building has been adapted in the past to turn it into a garage. The proposals reverse that alteration, by blocking up the garage door opening, but instead of using this altered opening for a new window/ door, it proposes the removal of virtually the whole of the rear wall, which faces the dwelling by removing the 19th century brickwork and replacing this with a wall of bifold Crittal doors. The removal of this amount of original 19th century brickwork is not supported and is harmful to its value as a 19th century outbuilding, part of the tapestry and pattern of small buildings within the Church Lane part of the Conservation Area.

I would support a small, modest intervention and the creation of an opening in this wall to reinvigorate a use for the building, provided that there is no further demand for a garage on the site. The site simply could not take another large, detached building without overwhelming the original building. The site is not capable of providing a detached double garage without overwhelming the setting of the cottage. Can we have clarification, therefore, about the intention for further garaging before we agree to removing this from the site and removing the existing garage.

Any new opening should be limited in extent, incorporate a true lintel (preferably oak) to the external face, and set back the new doors so that there is a decent reveal.

The door to the south-west elevation currently has a low segmental brick arched lintel and stone blocks to the jambs where fixings were located for hinges and catches. These are missing and removed from the proposed elevation, suggesting that this elevation is being rebuilt. I object to this loss of historic detail. Whilst works of repair are required to the cracks above the lintel, the details such as the segmental arch and the size of the existing door should be preserved in an any local repair.

The number of rooflights proposed is excessive and dominant on this small building. I recommend one per roof elevation or making use of the existing doorway to provide light rather than blocking this up, as proposed.

Can we have clarification that the existing building is to be retained and not rebuilt. For the avoidance of doubt, we may also need to impose conditions to this effect to preserve historic fabric.

1.3.6 In response to the concerns and objections raised in the comments from the LPA Conservation Officer on both applications, the designs have been substantially revised.

1.4 Proposed Development

1.4.1 The revised proposals (Figure 16, Figure 17, Figure 18) for the development of the cottage and garage outbuilding seek to address the LPA's comments and minimise impacts upon the significance of heritage assets while still achieving the desired improvements to the property.

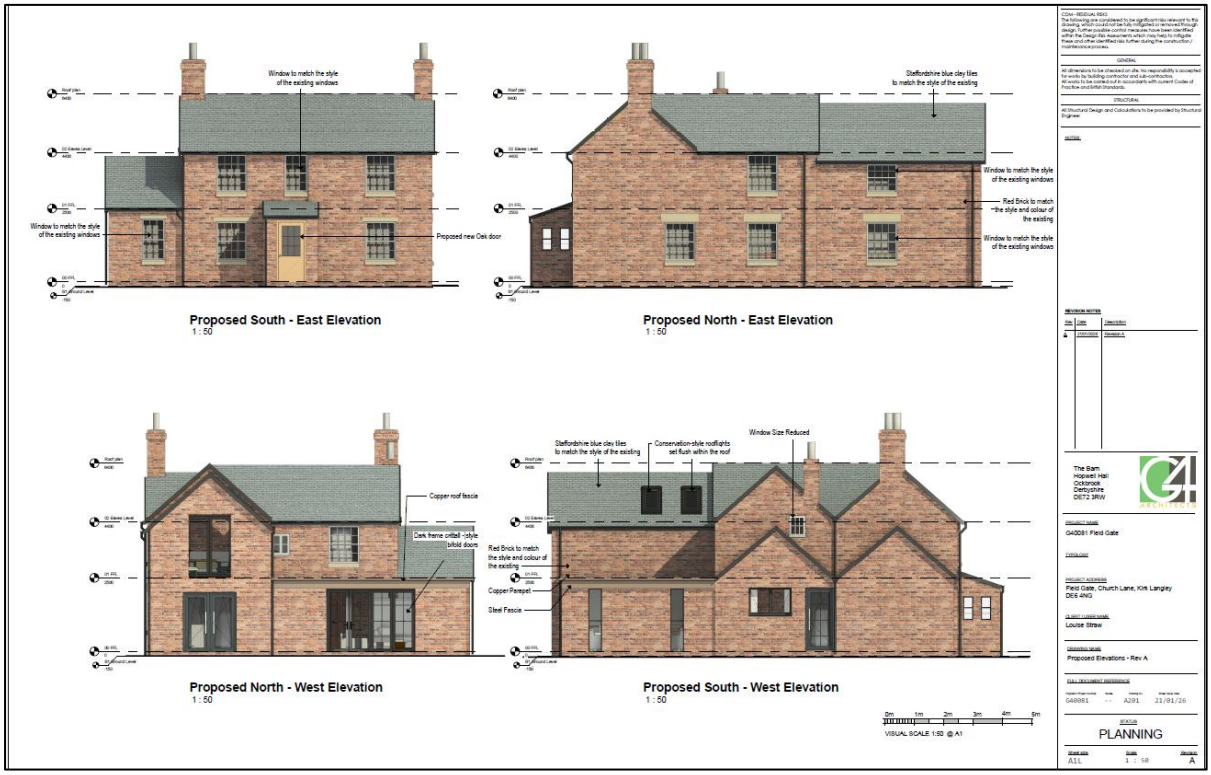

Figure 16: Field Gate proposed elevations (Courtesy of Green 4 Architects)

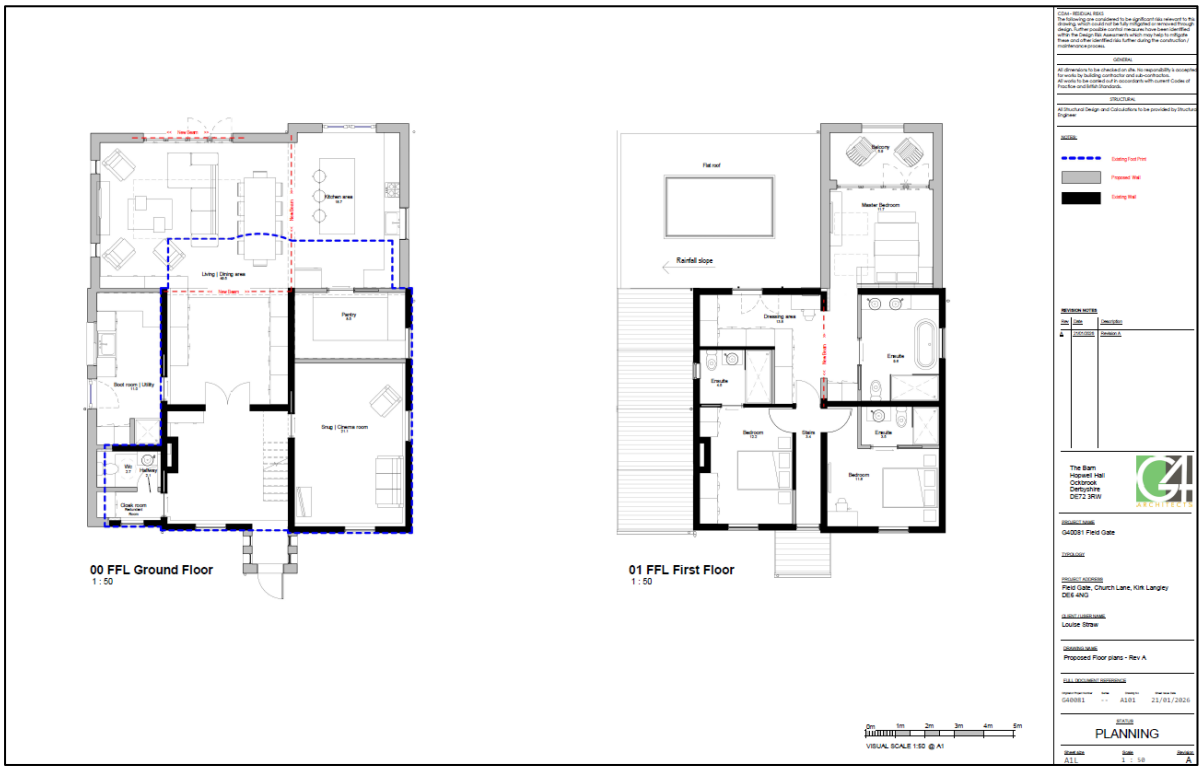

Figure 17: Field Gate proposed floor plans

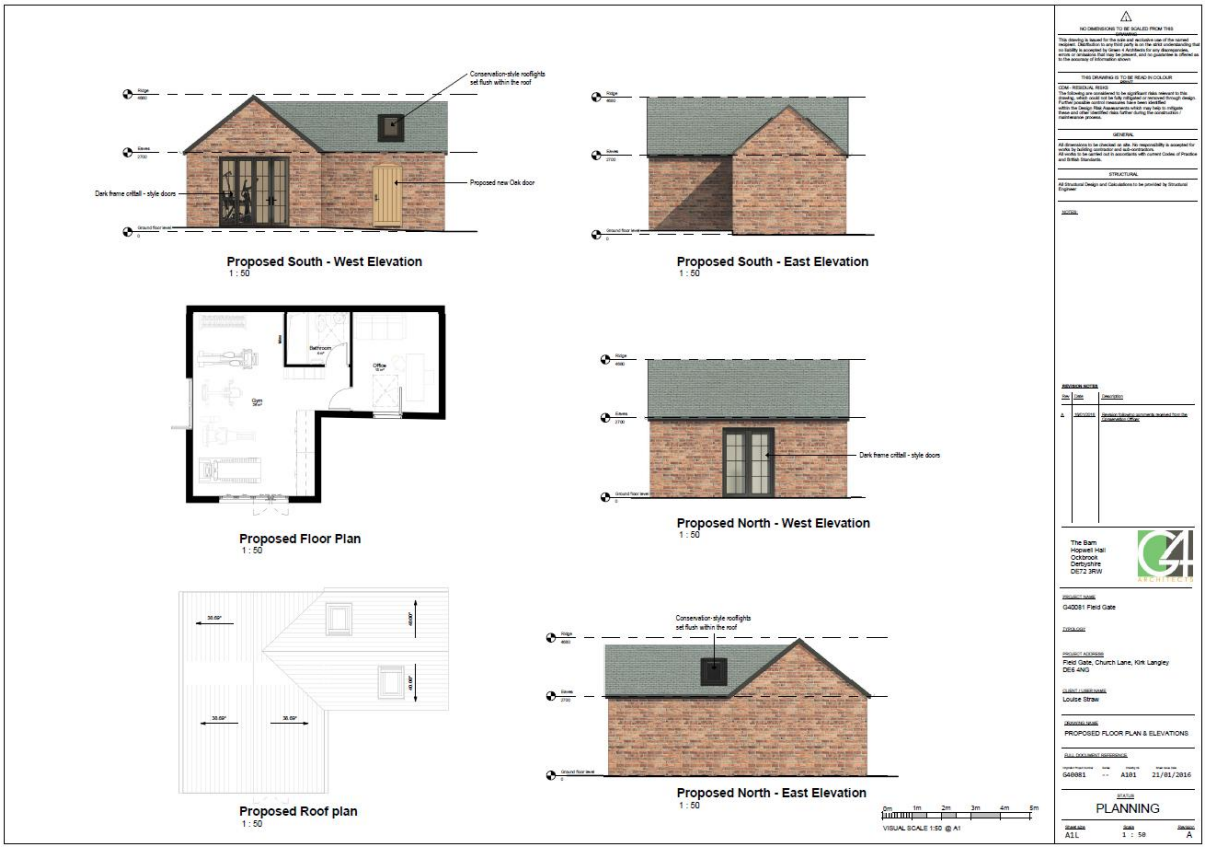

Figure 18: Outbuilding proposed plans and elevations (courtesy of Green4 Architects)

1.4.2 The revised proposals include a number of extensions and altearations to the cottage to increase the size of its ground and first floor accommodation and to convert the existing garage outbuilding to use as a gym and home office. The designs for the cottage have been amended from the initially submitted scheme to address comments from the LPA in the following ways:

1) **Construction of a porch to the front elevation.**
The initially proposed timber framed, gable fronted porch has been replaced with simpler, narrower design. It is positioned to align with the existing ground floor hallway and to provide sufficient internal space between the front entrance door and the bottom of the staircase. The revised design seeks to address concerns about the initial design overwhelming the "*quiet Georgian character*" of the elevation. Although the porch would still straddle the join in the brickwork of the frontage to a degree, this join will still be visible in the façade above, preserving evidence of the cottage's phased construction.

2) **Insertion of a new first-floor sash window in the centre of the front elevation.**
The proportions of the proposed new sash window to the first floor of the front elevation have been revised to align with those of the other windows and better reference the elevation's polite, pseudo-Georgian character.

3) **Demolition of the modern lean-to additions to the rear elevation and construction of a new, two-storey gable wing aligned with the existing gable end wall.**
The proposed rear projecting wing extending to the right of the north-east side elevation has been revised by narrowing the width of the gable, introducing a step in the brickwork between the existing and proposed fabric and creating a step in the height of the

ridgeline. The previously proposed rooflights to the roof of the extension have been removed from the north-east facing roof-slope. These changes introduce a legible hierarchy to the elevation, aid the interpretation of its phased development and better reflect the traditional character of the north-east elevation, which is visible in views across the adjacent field. The rear, north-west facing gable of the extension has also been amended to significantly reduce the overall width of the openings whilst still preserving a quietly contemporary design that will aid in the interpretation of the property's phasing.

4) **Demolition of the existing modern lean-to and construction of a gabled, single storey side extension to the south-west elevation.**
   The shallow, mono-pitch roof previously proposed for the side extension has been replaced with a more sympathetic pair of gabled roof projections. These align sympathetically with the south-west elevation's existing two storey gables preserving the rhythm and traditional character of the elevation, and address the concerns expressed about the side extensions swamping the original form of the cottage.

5) **Construction of a flat roofed, single storey infill extension in the return between the new rear gable wing and the new side extensions.**
   The proposed flat roof element has been reduced in width and stepped back from the proposed gabled side extensions to introduce a clear line of separation and a suggestion of a phased hierarchy to the south-west elevation. The opening for the glazed bi-fold doors to the north-west elevation has been significantly reduced in width. While the bi-fold, Crittal style doors will still appear as a contemporary element (which helps to aid an interpretation of the cottage's phasing), the narrower opening will be more respectful of the cottage's existing solid to void ratio. The use of a copper roof fascia will also appear as a contemporary element but has been chosen to tone sympathetically with the traditional colour palette of the brickwork.

1.4.3 The designs for the garage outbuilding that facilitate its conversion to a gym and home office have also been amended from the initially submitted scheme. It should be noted that concerns over the outbuilding's substantial reconstruction expressed by the LPA Conservation Officer are unfounded. The firm intent is to convert the existing building without undertaking any substantial demolition or reconstruction or works. The omission of certain features from the drawings such as the stone blocks to the jambs and the segmental brick arch to the door on the south-west elevation is a drafting simplification and these historic features will be retained in the proposed conversion works. The changes to the designs previously proposed are as follows:

1) **The existing garage door opening to the south-west elevation will be retained and infilled with a set of dark framed, Crittal style doors.**
   This will ensure the existing opening is utilised, minimising the need for significant alterations to the other elevations. The use of Crittal-style doors will introduce a quietly contemporary and high-quality design element which is an aesthetic improvement over the existing up-and-over garage door.

2) **A new, double door width opening will be made in the north-west elevation integrating a pair of dark framed, Crittal style doors.**
   The opening in the north-west elevation will be substantially reduced from that previously proposed. This addresses the LPA concerns over significant losses of historic fabric while reinvigorating the building and providing new beneficial uses that sustain the optimum viable use of the property as a well-appointed residential dwelling.

3) **A single conservation style flush rooflight will be added to each of the south-west and north-east elevations, providing natural light to the home office and bathroom respectively.**
   The number of rooflights has been reduced to one per elevation to respect the traditional character of the outbuilding.

1.5 Scope of Study

1.5.1 The objectives of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.5.2 Research sources consulted for this study comprise published references and maps

1.5.3 A Site visit was undertaken on 16th January 2026 by Tom Street. The weather was overcast.

1.6 Planning Context

Legislation and National Policy

1.6.1 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.

1.6.2 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2024, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

Local Planning Policy

1.6.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Amber Valley Borough Council, which is currently subject to polices set out within Appendix 2.

2 HISTORICAL DEVELOPMENT

2.1.1 This section summarises the historical development of Kirk Langley with a particular focus on the Site and its surroundings. The following selected paragraphs are taken from the 2018 *Kirk Langley Conservation Area Description* produced by Creative Heritage Consultants Ltd in support of the Kirk Langley Neighbourhood Plan:

2.1 The village of Langley, which probably takes its names from the 'Long Ley', or possibly from the old Roman road, Long Lane, was held, according to Doomsday (1086AD), under Ralf Fitzhubert. In the 12th century, the Manor was divided into two, with Flagshaw Brook providing the boundary between them. 'Meynell Langley' lay to the north of the brook and 'Kirk Langley' (also known as 'Church Langley') related to the Manor around the church, the first record of which is in 1291, when, at the taxation of Pope Nicolas, the church and its lands were valued at £12.

2.6 The planned settlement of the 12th or 13th century established development along the length of Church Lane. Senior's map shows 21 houses and three open fields covering 302 acres, many closes and a moor or common of 86 acres. By the 17th century these were occupied by yeomen farmers, mainly freeholders, and each plot was relatively large (and may represent amalgamation of smaller crofts), with a number of high status houses. On the 1640 map, we note that the largest of these is a hall house belonging to Thomas Parker (on what is now open space opposite Langley House Farm). Its location adjacent to the church, with its associated private chapel, "Cunygre" (rabbit warren), and remnants of a small park (old laund to the south), all point to this being the site of one of the two manors.



Figure 19: Extract from William Senior's map of Kirk and Meynell Langley in 1640. The approximate position of the Site is circled in green.

2.7 A change in economic climate and the agrarian economy appears to have led to the shrinkage of this settlement and the wholesale loss of 17th century or medieval houses along Church Lane. Most sites were not redeveloped. During the 18th century, large courtyard-based farms were established, which consolidated the fields into larger dairy holdings and established large working farm complexes. The result is a dispersed and long settlement pattern with some groups of linear farm buildings lining sections of the route and a number of detached farmsteads. The settlement is now spread out and open in character, augmented by mature trees of 18th and 19th century origin, with extensive views between Church Lane and its agricultural setting. Large gaps between the clusters of remaining buildings are now seen as part of an open and rural landscape setting to the buildings. Building platforms and 'humps and bumps' can however be identified throughout the settlement and these contribute considerably to its historic character and contain very high undisturbed archaeological potential for remains of buildings of 17th century and earlier origin.

2.8 During the 19th century, Kirk Langley saw the construction of cottage dwellings along the Ashbourne to Derby Road, which was turnpiked by 1738, and workers' cottages and some larger houses along Church Lane. Langley Hall was largely rebuilt in 1836, incorporating an earlier house. The built form of the village is clearly seen on the 1837 Enclosure Plan, and few buildings have been added since the first edition Ordnance Survey map (1880/81). Notable exceptions are the development of houses on the Cunnery, outside the Conservation Area, built on Thomas Parker's "Cunygre", and the detached properties opposite the church, (constructed between 1955 and 1972 according to map evidence), on the site of the former Rectory).

2.1.2 The Site is a good example of an agricultural worker's cottage with its origins in the 18th century and is representative of the elongated and dispersed settlement pattern that resulted along the western end of Church Lane following the changes in the economic climate and the agrarian economy towards the end of the 17th century. The Enclosure map of the village dating to 1837 (Figure 20) and subsequent Ordnance Survey maps reveal that along with Field Gate and what is now Lilac Cottage on the north side of Church Lane, a grouping of buildings also persisted on the south side of the Lane until the turn of the 20th century.

2.1.3 The Enclosure map shows Field Gate and its outbuilding in much the same positions on the plot as they are today although both have markedly different forms. The cottage had a large rear projecting wing. The outbuilding, while still L shaped in plan, is shown in a different orientation, adding weight to the theory that it has been substantially altered from its original configuration. The 1843 Tithe Apportionments (Figure 21) records for the Site reveal that the cottage was in the ownership and occupation of Hannah Peach and Samuel Thompson and was comprised of house, garden and butcher's shop.

2.1.4 A more detailed depiction of the Site and its immediate surroundings are provided by the 25 inch to a mile Ordnance Survey maps dating to 1881 and 1901 (Figure 22, Figure 23). The latter shows that the cottage in 1899 had a front porch, a substantial projecting rear wing and a side extension to the south-west elevation. The outbuilding is depicted in a roughly similar configuration to its present-day appearance although with some additional projections to its north-west and north-east elevations.



Figure 20: Excerpt from 1837 Enclosure map (the approximate Site location is circled in red)

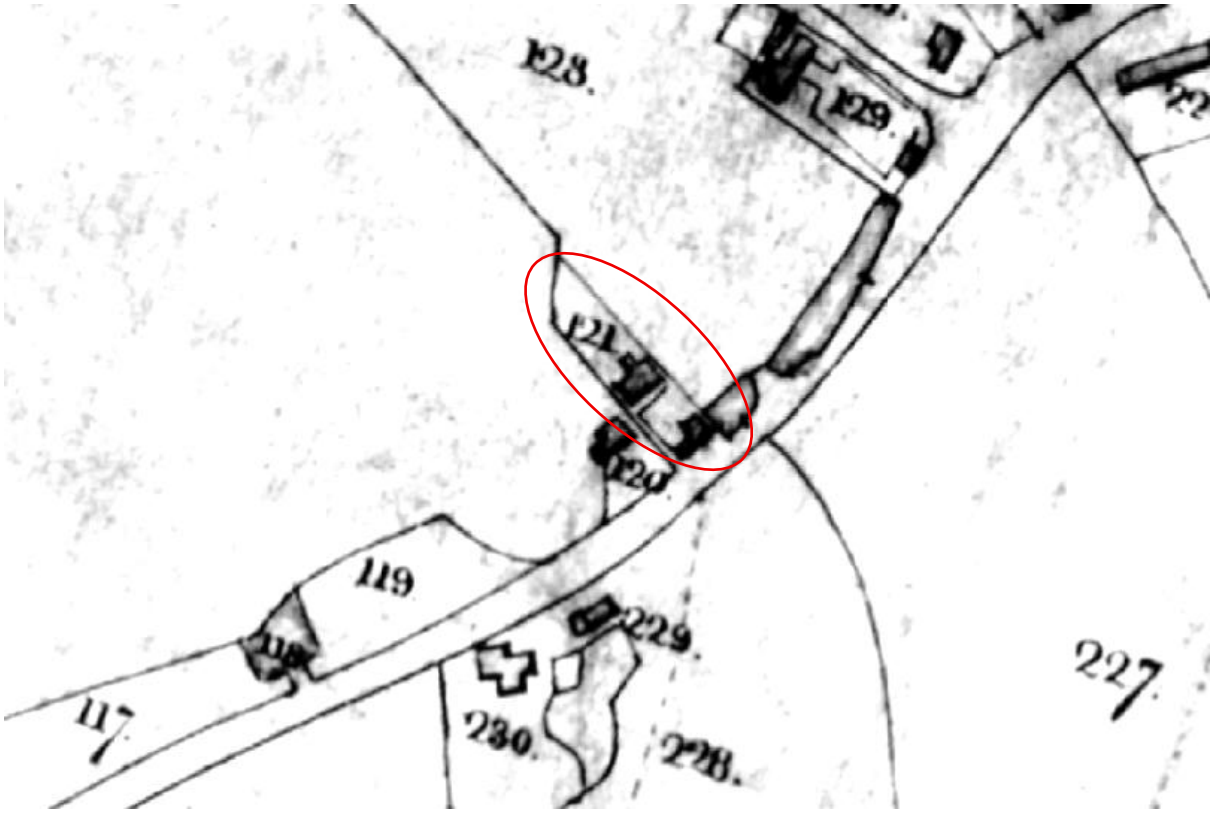

Figure 21: Excerpt from 1843 Tithe Apportionments map (the approximate Site location is circled in red)

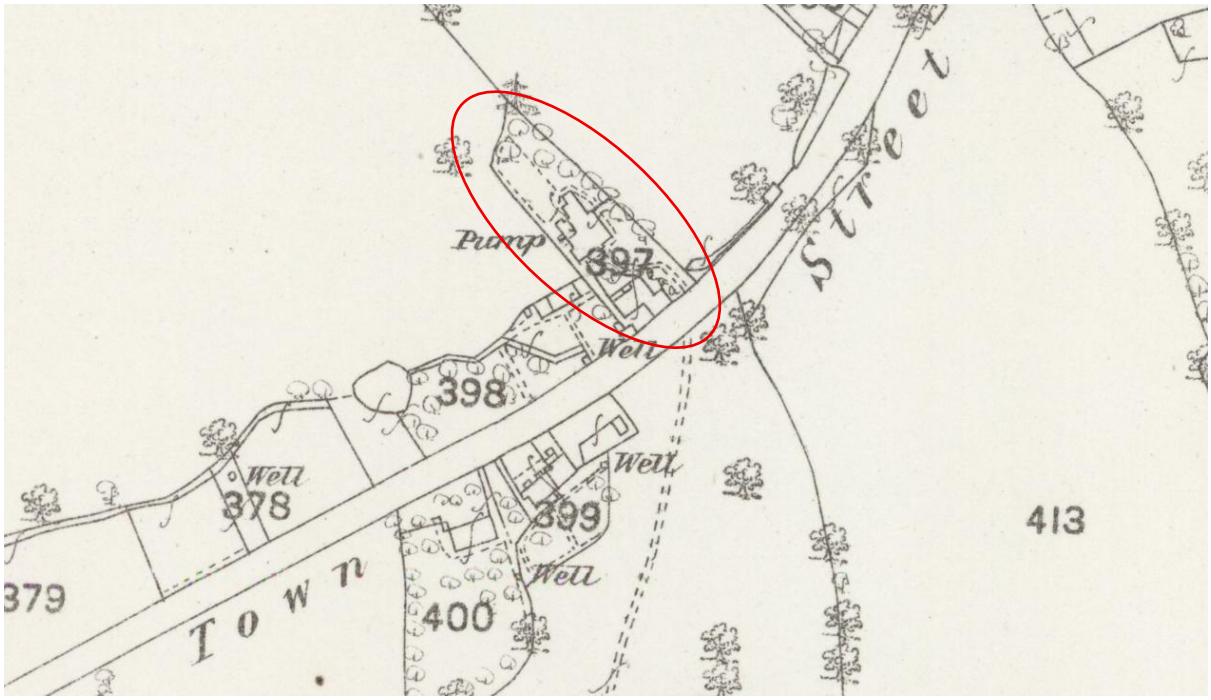

Figure 22: Ordnance Survey 25 inch to a mile map published 1881, surveyed 1880 (the approximate Site location is circled in red)

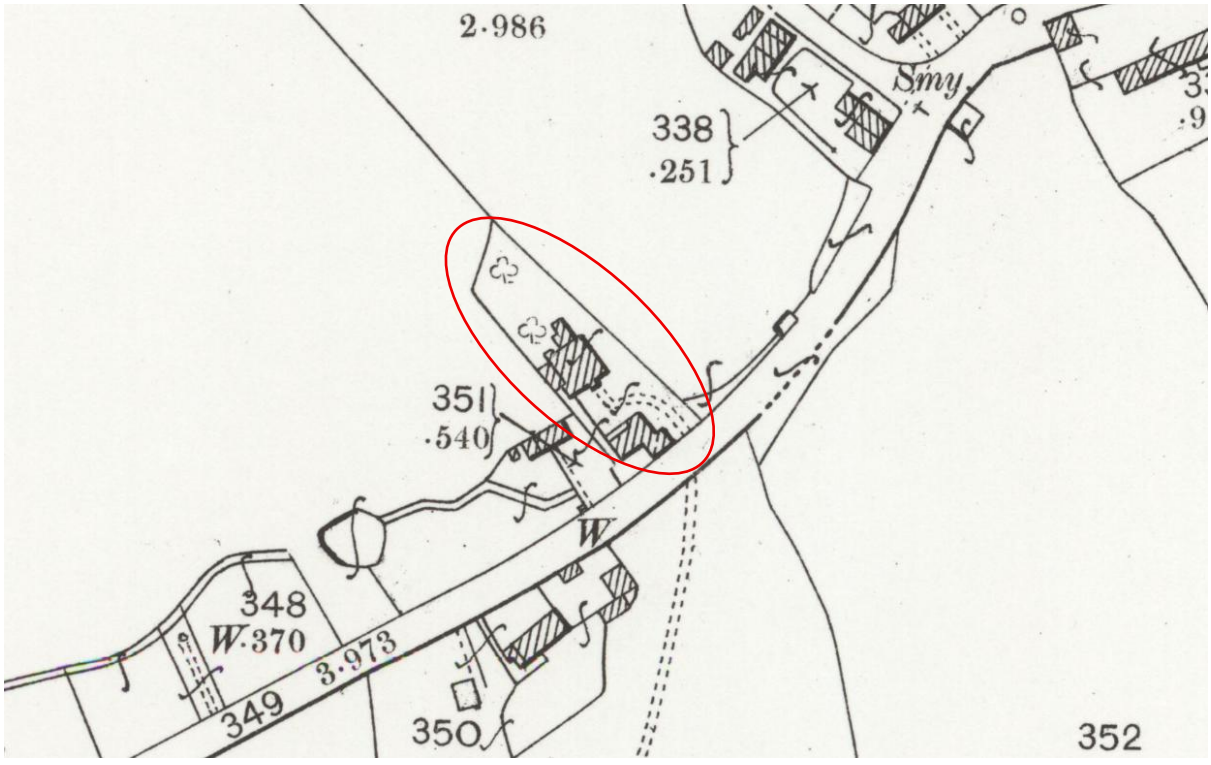

Figure 23: Ordnance Survey 25 inch to a mile map published 1901, surveyed 1899 (the approximate Site location is circled in red)

2.1.5 The 6 inch to a mile Ordnance Survey map published in 1920 (Figure 24) shows that the Site remained little altered into the early 20th century, while the number of buildings on the opposite side of Church Lane had declined significantly. A historic photograph dating to the mid-1920s (Figure 25) shows the property around this time when it was known as Ivy House and was inhabited by the Bousfield family. The photograph shows that the frontage of the property appeared much as it does today apart from the front door which was then located to the right of centre with a projecting canopy or porch. It appears likely that the rear wing remained in situ throughout the early to mid-20th century until a major renovation project

which took place in c.1975. The existing rear lean-to extensions and lean-to front door extension appear to date to this phase of alterations and little further change has taken place to the property up to the present day.

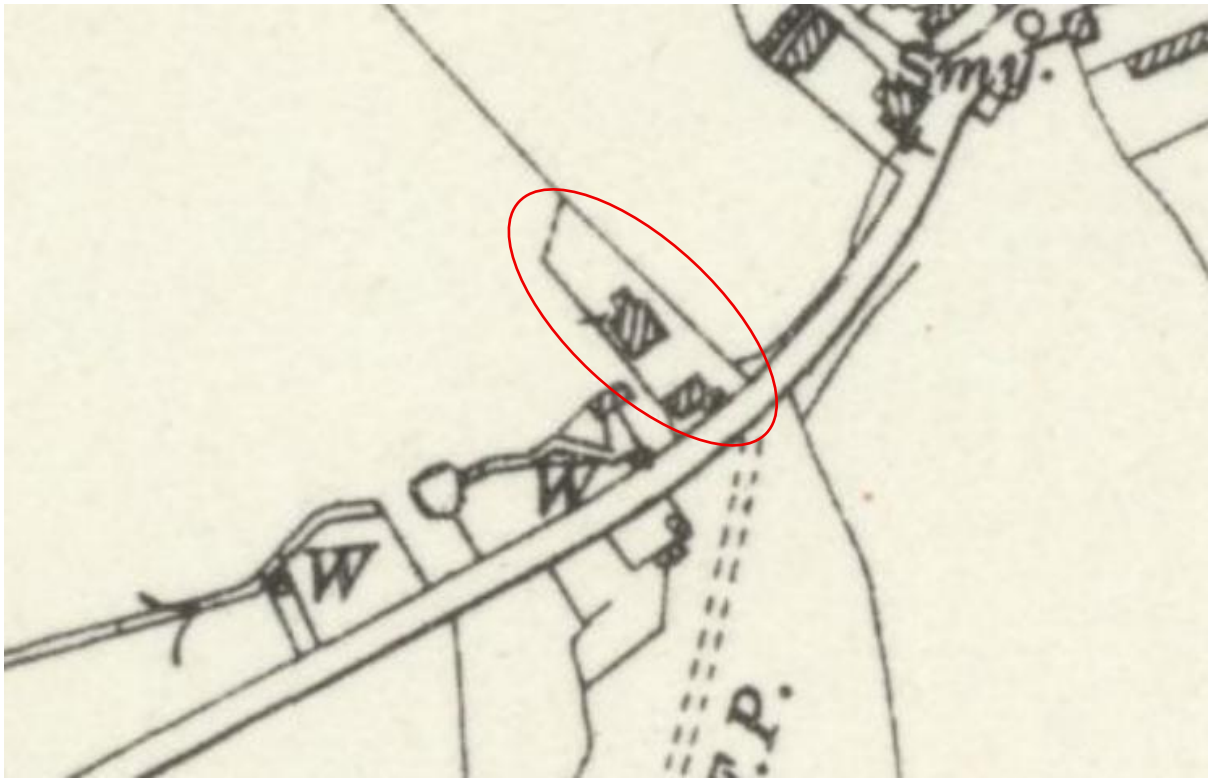

Figure 24: Ordnance Survey 6 inch to a mile map published 1920, surveyed 1913 (the approximate Site location is circled in red)



Figure 25: Field Gate in the mid 1920s when it was known as Ivy House (Kirk Langley Snippets, Buildings, December 2009)

3 Impact Assessment

3.1 Scope of Assessment

3.1.1 This section considers the heritage significance of designated and non-designated heritage assets with the potential to be directly and indirectly impacted by the proposed development.

3.1.2 The scope of assessment gives due respect to Paragraph 207 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*"

3.1.3 The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance

3.1.4 The report also draws on other best practice guidance documents, Conservation Principles (2008) and Historic Environment Advice in Planning Note 3 - The Setting of Heritage Assets (2017).

3.1.5 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF, 2024). The understanding of the significance of a place is vital to inform sensitively managed change.

3.1.6 In accordance with Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) and the NPPF, the following criteria are employed within this report to assess significance:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the

design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 Direct Impacts

3.2.1 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.

3.2.2 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.

3.2.3 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.

3.2.4 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.

3.2.5 The Kirk Langley Conservation Area is the only designated heritage asset within the boundary of the Site with the potential to be directly impacted by the proposed development.

KIRK LANGLEY CONSERVATION AREA

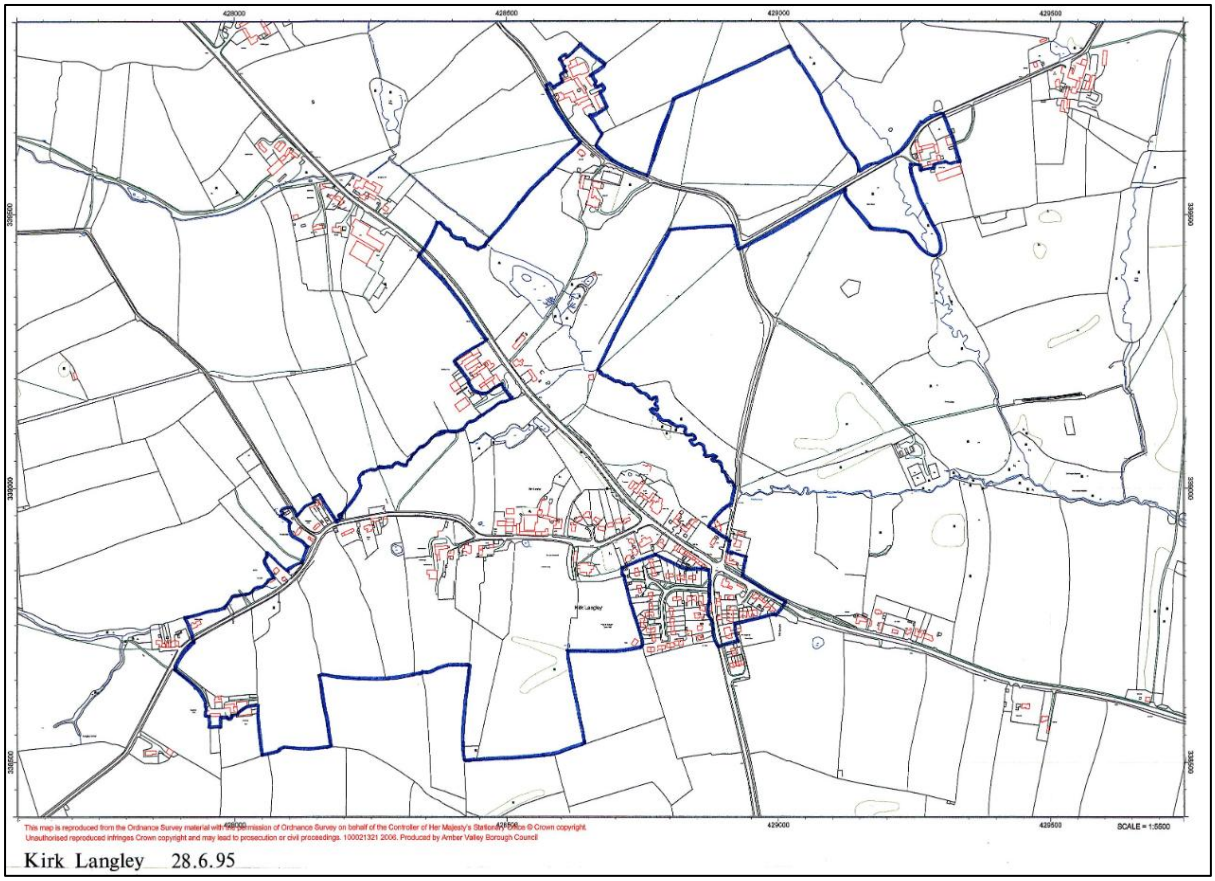

Figure 26: The boundary of the Kirk Langley Conservation Area as defined by Amber Valley Borough Council.

3.2.6 The Kirk Langley Conservation Area was first designated by Amber Valley Borough Council in August 1995. There is no adopted conservation area appraisal and management plan, but a detailed description of the area was produced by Creative Heritage Consultants Ltd in October 2018 as part of the evidence base for the Kirk Langley Neighbourhood Plan. The Conservation Area boundary covers an area of approximately 65.6 hectares and includes a total of 12 listed buildings. As well as the village centre which today is focused around the junction of Ashbourne Road (A52) and Church Lane, the Conservation Area also encompasses several outlying farms and cottages, the grounds of Langley Hall and significant areas of agricultural land previously farmed as tofts and crofts and open fields.

Description

3.2.7 The *Kirk Langley Conservation Area Description* (Creative Heritage Consultants Ltd, 2018) provides a general description of the area and its constituent "Character Areas". The Site is located within the "*West end of the village*" Character Area as defined by this document. Pertinent extracts of the Conservation Area Description are reproduced in italics below.

> *1.4 The village is set within a gently rolling landscape of arable and grazing farmland (dairy, beef and sheep), with hedgerow boundaries and pockets of woodland, particularly along watercourses. The buildings are predominantly brick built, with Staffordshire blue tile roofs, mostly detached or grouped in short terraces.*

3 Landscape setting

3.2 Typical of the Needwood and South Derbyshire Claylands National Character Area, the village of Kirk Langley is surrounded by farmland, with arable, sheep, dairy and beef farms in the neighbourhood. The rolling fields are bounded by mixed hedgerows, now largely cut mechanically and thus dense and broad as a consequence. The topography is such that the village by the church is often lost into the folds of the landscape, particularly when the trees are in leaf. There are however long views towards the village from key points in the Conservation Area

3.4 On close inspection, the fields immediately to each side of Church Lane, particularly on the south side, are pockmarked with bumps and platforms, indicating that the land has previously been developed with buildings.

3.6 Outside of the built area, Flagshaw Lane and Church Lane are narrow, albeit largely two-way, tarmacadamed country lanes, bounded by hedgerows. The 'sunken lane' character of Flagshaw Lane derives from the enclosure afforded by the hedges, accentuated by the tall elements of mature trees and telegraph poles providing power and telecommunications to isolated dwellings. Within the village, Church Lane has more 'breathing space', with wide grassed verges, and a range of boundary treatments to the properties and fields either side.

4 Archaeological potential

4.1 The Historic Environment Record records a large number of finds of pottery sherds from the 13th to 17th century, which were found in ploughed fields immediately to the north and south of Flagshaw Lane during walks over the land in the late 20th century. These relate to the mediaeval village of Meynell Langley. The extent of the finds is indicated on GIS maps within the Record (for example, 81 sherds of 12th to 16th century pottery found by the Trent & Peak Archaeological Trust on a raised platform of about 60m by 35m along the north side of Flagshaw Lane) and provides an indication of the geographical area beneath which remains of former buildings may be found.

4.2 During 1979-80, an archaeological survey was undertaken of the Amber Valley District with the intention of recognising and recording mediaeval earthworks. This identified particular sites to the west of the church, in the field known as Pool Close, behind the pond, (the site of Thomas Parker's hall [house and] yard, referred to earlier) and further west at the croft, opposite and beyond the old wheelwrights, where Senior's 1640 map indicates that property was owned by Mr Mondares and Mr Vernon. The extent of earthworks to the south and east of the church was less clear, due to the flattening of the cricket field, which meant that belowground archaeology here was not detectable with the naked eye. Ground penetrating radar surveys, unavailable in the 1970s and 80s, could now yield considerable information however.

4.3 There are thus two distinct areas in the Conservation Area where there is considerable potential for archaeological discoveries: north of Flagshaw Lane and in the heart of the village.

5 Character areas

West end of the village

5.7 Further west along Church Lane there is a return to smaller dwellings with a workers' cottages feel. The terrace at numbers 7-11Church Lane historically included a public house, whilst behind it was a small Methodist Chapel. The hamlet retains the sense of

a 'community within a community' here. The cottages on the north side of Church Lane are detached or semi detached with attractive front gardens. Built of the same materials as their older neighbours, some incorporate Victorian detailing such as front porches and ornamental barge boards to their gables and dormer windows. This suggests that they may have been built for estate worker tenants. The single storey outbuilding at the junction of the bridleway known as Burrows Fields Road (from the historic open 'Burras Field') was at one time a wheelwright's, and the 1881 Ordnance Survey indicates a 'smithy' on the opposite side of the lane here.

5.8 From this point, the character of Kirk Langley becomes very agricultural, with the Conservation Area embracing Green Foot Farm to the south and its sheep pastureland. The Area boundary follows the hedgerowed ancient field boundaries of the mediaeval village running broadly parallel to Church Lane to the south.

6 Key views

6.1 As already noted, Kirk Langley lies in the folds of the rolling landscape such that it is quite hidden from distant views. Notable exceptions are the views northwards towards the church from Morley's Footway, which forms the southern boundary of the Conservation Area, and those southwards from the barn on Burrows Field Lane (bridleway), and from the bend on Flagshaw Lane, near the junction with Lodge Lane. When the trees are in leaf, the tree cover along Flagshaw brook obscures the A52 and the buildings along it.

6.5 Within the village, the landscape views are dominated by well-established evergreen trees (yew, cypress) and native British broadleaf species, planted within large private gardens.

6.6 Views out of the village are towards the rolling hills of the surrounding landscape and the isolated farms. The field barn on Burrows Field Lane, although not within the Conservation Area itself, catches the eye when going west along Church Lane.

7 Landmarks

Built landmarks

7.1 There are many landmarks within the village, from prominent listed buildings such as the Meynell Arms and Langley House to the church lych gate and Victorian lamp and the red telephone box on the A52. The church is of course a significant landmark, associated with the centre of the village.

7.2 Features of local interest include the pound near the Red House, the public well on Church Lane towards the end of the village and the field barn on Burrows Field Lane.

8 Open spaces and trees

8.1 We have identified already that Kirk Langley has built-up areas of different character, separated by looser development and generous open space, a defining characteristic of the Conservation Area.

8.4 We have referred already to the previously developed land along Church Lane, with fields such as 'Butcher's Field' south of the lane opposite the old wheelwright's showing the distinctive 'lumps and bumps' of past development.

9 Building materials, architectural details and boundaries

9.1 There is a limited palette of building materials in Kirk Langley, which contributes greatly to the unified character of the village. Walls are generally of red brick; roofs

are tiled in Staffordshire blue tiles; windows and doors are traditionally timber, with windows frames painted white.

9.2 A handful of older buildings are constructed in sandstone: notably the church, Lodge Farm and one of the farm buildings at Langley House Farm, which presents a distinctive gable to the road with raised parapet, sloped coping stones and kneelers.

9.3 Roofs of the vernacular cottages step up in stages with the topography, rather than being sloped over the length of terraces, revealing sections of gable ends between the houses. These have plain, mortared verges, without bargeboards. Similarly, there are few eaves fascias; gutters are supported on projecting brick dentil courses and 'rise and fall' metal brackets. The exception is the estate cottages towards the west end of Church Lane, which have ornamental, painted bargeboards to their gables.

9.4 The Georgian, high status, houses such as Langley House have small pane, sliding sash windows. Later Victorian houses, such as 7-11 Church Lane and Longfold House, also have sashes, in larger pane configurations (two-over-two or one-over-one). The vernacular cottages and estate houses have side-hung casements under segmental brick arches, some with small panes, others simple one-by-ones. Unfortunately, traditional windows in the cottages along the A52 have generally been replaced with uPVC frames, presumably to reduce traffic noise.

3.2.8 The *Kirk Langley Conservation Area Description* includes a pair of maps which provide an analysis of the Conservation Area's individual components. Map 1 (Figure 27) shows the listed buildings, pre-1919 buildings and areas of potential archaeological interest. This map depicts Field Gate and its outbuilding as pre-1919 buildings and labels the fields opposite the Site as an "*Area of tofts and crofts relating to medieval village of Kirk Langley (derived from Senior's map of 1640)*".

3.2.9 Map 2 (Figure 28) shows the buildings, significant open spaces, views and landmarks which contribute to the character of the Conservation area. In this map Field Gate and its outbuilding are labelled as buildings which contribute to the area's character. However, there are no significant views, open spaces or landmarks identified within the close proximity of the Site apart from a landmark tree which is located some 100m to the south-west.

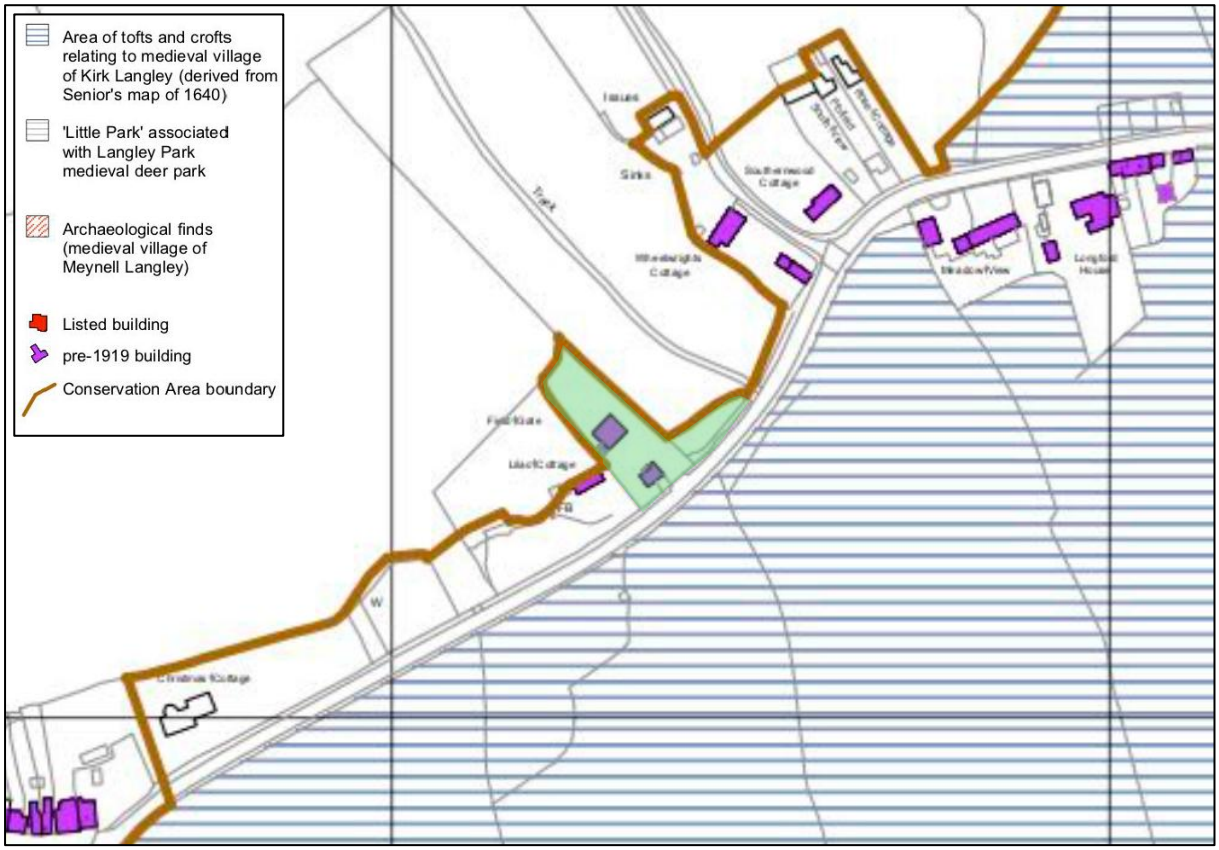

Figure 27: Excerpt from Map 1 of the Kirk Langley Conservation Area Description (Creative Heritage Consultants, 2018). The Site is shaded in green (our emphasis)

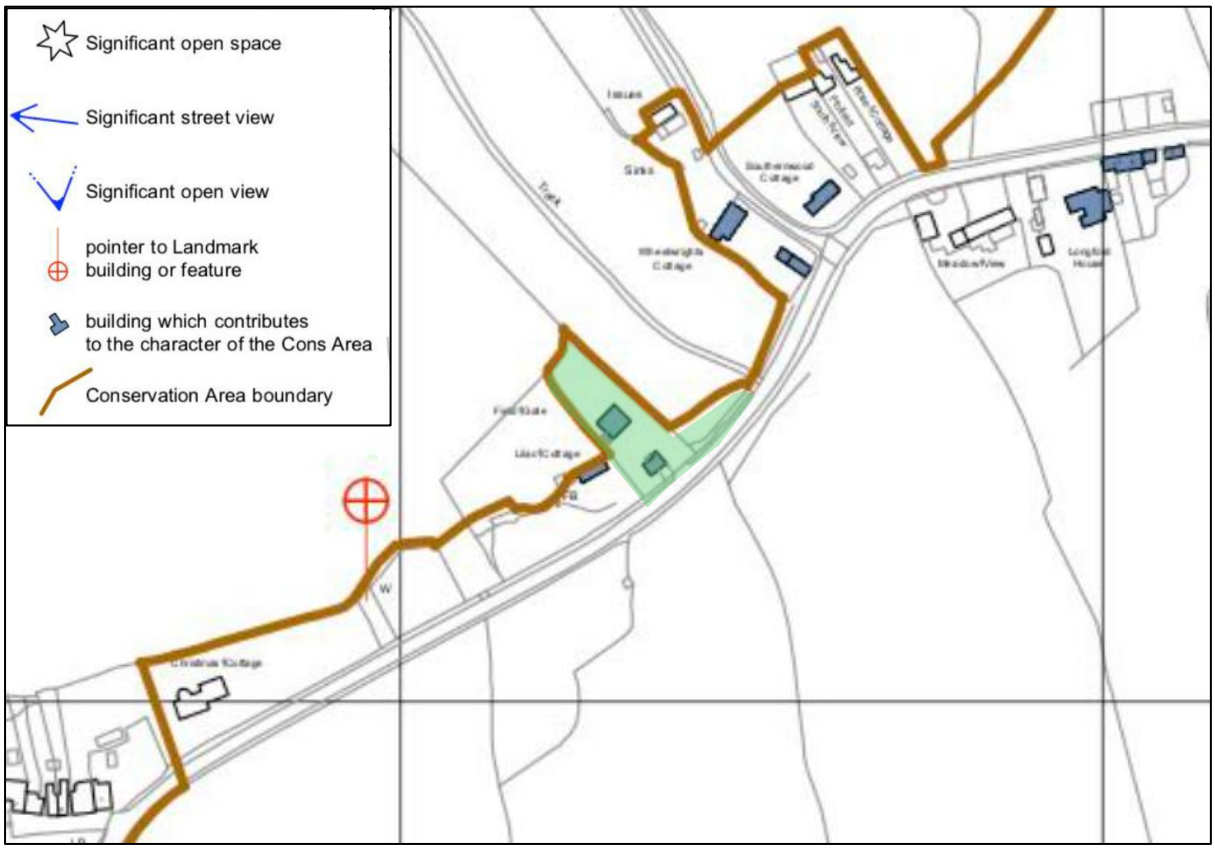

Figure 28: Excerpt from Map 2 of the Kirk Langley Conservation Area Description (Creative Heritage Consultants, 2018). The Site is shaded in green (our emphasis)

Significance

3.2.10 The Kirk Langley conservation Area is of high **archaeological interest** by virtue of its historic-evidential value and its high potential to reveal evidence of past human activity in the vicinity of the village. Kirk Langley and the former medieval settlement of Meynell Langley to the north of Flagshaw Brook have undergone significant changes throughout their history which have seen the village expand and contract over the medieval and post medieval period leaving behind evidence of past settlement in the landscape surrounding the present-day settlement. The shrinkage of the settlement during the 17th and early 18th centuries and the consolidation of smaller tofts and crofts into larger courtyard-based farms led to a loss of medieval houses along Church Lane and led to the dispersed and spacious settlement pattern seen today. Building platforms and earthworks are still discernible in many of the agricultural fields providing undisturbed remains with high archaeological potential.

3.2.11 The Kirk Langley Conservation Area is of a high level of **architectural interest** by virtue of its aesthetic-fortuitous value as a settlement that has evolved over centuries and by virtue of the aesthetic-designed value of individual buildings and spaces within it. The village contains several residential and religious buildings of high architectural interest with polite, classical and Gothic designs and many vernacular houses, estate cottages and agricultural buildings which together produce a cohesive and characterful built environment. The village's buildings are arranged in an ad-hoc manner which together with its open spaces, trees and traditional boundary treatments add intrigue to its street scenes. The prevailing palette of local red brick and Staffordshire blue tiled roofs acts as a unifying element to the village's built environment and grounds its buildings to their locality.

3.2.12 The Kirk Langley Conservation Area is of a high level of **historic interest** by virtue of its historic-illustrative value. The village's elongated and dispersed layout, landscape character and surviving historic buildings provide physical evidence of its growth and contraction over time and the impact of changing agricultural practices from the Medieval period through to the present day. The village is also of historic-associative value through its historical connections to the Dukes of Newcastle and other local landholders.

Contribution made by Site

3.2.13 The Site is located towards the western end of the Conservation Area on the north side of Church Lane where it forms a small grouping of buildings alongside the neighbouring Lilac Cottage. Both the cottage and the outbuilding on the Site have been identified as pre-1919 buildings that contribute to the character of the Conservation Area in the 2018 document by Creative Heritage Consultants.

3.2.14 As shown in the historic map evidence provided in Chapter 2, Field Gate is a notable example of an 18th century vernacular agricultural worker's cottage that has endured through to the present day in a part of the village where many earlier buildings associated with the tofts and crofts farming model did not. The Site's layout and position are typical of the dispersed settlement pattern in this part of the Conservation Area and contribute positively to an interpretation of the village's history and the changing fortunes of its agricultural economy.

3.2.15 The use of red brick and Staffordshire blue tiles in the construction of the two buildings on the Site is characteristic of the Conservation Area's buildings and Field Gate's multi-phased construction is demonstrative of a residential property being extended and remodelled to suit changing needs and architectural fashions during the 19th century. The survival of the traditional outbuilding on the site, which is itself of multi-phased construction, adds to the aesthetic qualities of the plot which are further enhanced by the presence of ornamental trees and landscaping and the use of traditional boundary treatments. These elements together ensure that the Site makes a positive contribution to the Conservation Area's architectural interest.

3.2.16 The maps included in the 2018 document by Creative Heritage consultants do not identify any significant views or vistas in relation to the Site. However, the views of the Site which contribute most strongly to the Conservation Area's significance can be appreciated from the frontage on Church Lane (Figure 29, Figure 30), where the cottage and outbuilding can be seen together alongside the neighbouring Lilac Cottage.



Figure 29: View into the Site from the south-east on Church Lane



Figure 30: View across the Site from the east on Church Lane

3.2.17 When travelling from east to west along Church Lane, the side elevation of the Field Gate draws the eye in views across the adjacent field to the east (Figure 31) and adds to an appreciation of the spacious settlement pattern at Kirk Langley's western end.



Figure 31: View across the adjacent field towards the Site from the north-east on Church Lane

3.2.18 There are very limited glimpsed views of the cottage's rear elevation from Burrows Fields Road to the north-east (Figure 32) although these are incidental in nature and do not make a notable contribution to the Conservation Area's significance. Views of the Site from further north along the Road (Figure 33) are entirely obscured by a dense belt of tree planting.



Figure 32: Glimpsed view towards Field Gate from the north on Burrow Fields Road



Figure 33: View south towards the Site (obscured by trees) from the north on Burrow Fields Road

3.2.19 Overall, accounting for the above considerations, the Site makes a moderate positive contribution to the heritage significance of the Kirk Langley Conservation Area.

Impact of Proposed Development

3.2.20 The proposed alterations and extensions to the buildings on the Site have been carefully revised to be sympathetic to the character of the Conservation Area and to respect the traditional character of Field Gate and its outbuilding. The revised designs have introduced improvements to the interpretation of the hierarchy and phased construction of the property while providing significantly enhanced internal spaces that sustain the optimum viable use of the cottage as a well-appointed residential property.

3.2.21 The revised designs of the porch and first floor window to the front elevation respect the polite, pseudo-Georgian character of the façade that resulted from the 19th century remodelling works. The 2018 document by Creative Heritage Consultants, in describing the "*West end of the village*" character states on page 11 that Victorian details such as porches are a feature of other cottages on the north side of Church Lane. Historic map evidence and photography also indicate that the property previously had a projecting front porch in an off-centre position for much of the 19th and early 20th century. The proposed porch, while it would slightly overlap the step in the front elevation's brickwork, would not be unsympathetic to the character of the elevation and its small size would still allow the elevation's phasing to remain legible in the façade above.

3.2.22 The revised design for the new, two-storey rear extension has been amended to introduce greater legibility to the elevation through the introduction of a stepped join in the brickwork and a step down in the ridgeline. This improved hierarchy will ensure that the extension presents as a subordinate later addition in views from Church Lane across the adjacent field, while the use of traditional window details, red brick and Staffordshire blue roof tiles will be sympathetic to the established character of the Conservation Area's traditional housing stock. Historic map evidence clearly indicates that a substantial projecting wing once existed to the rear of the cottage, and the proposed extension would roughly emulate the footprint shown on the 19th century historic maps. The new wing will also be a significant aesthetic improvement on the incongruous 1970s lean-to additions to the rear elevation, which will be demolished.

3.2.23 The revised, gabled design of the side extensions will represent a sympathetic and subordinate addition to the front and south-west elevations of the property as seen from the public domain in views from Church Lane. The use of a gabled form that follows the rhythm of the existing two storey gables will reference the cottage's historic form while the use of traditional local materials will also ground it within the context of the Kirk Langley Conservation Area. Again, there is historic map evidence for the presence of a similarly sized side extension in the late 19th century (Figure 23) which provides a historical precedent for an increase in the cottage's footprint to its south-western side.

3.2.24 While the rear elevation of the property is only visible from the public domain in glimpsed views from Burrow Fields Road, the design of the proposed flat roof addition has been amended to introduce a greater sense of hierarchy on the south-west elevation and a more sympathetic solid to void ratio through the reduction in the width of the bi-fold doors. The discreet orientation of the rear elevation presents an opportunity to introduce some quietly

contemporary elements such as the Crtittal-style doors and the copper roof fascia that will enhance the legibility of the cottage's phasing while remaining sympathetic to the character of its earlier elements.

3.2.25 Through the well-considered design changes described above, the revised development proposals will produce a scheme that is sympathetic to the character of Field Gate as a historic, multi-phased cottage and will minimises visual impacts upon its rural village surroundings. The development will thus sustain Field Gate's positive contribution to the special historic and architectural interest of the Kirk Langley Conservation Area and bring about a neutral impact upon its heritage significance.

3.2.26 The proposed amendments to the design of the garage outbuilding would also minimise the need for significant alterations to the structure, preserving its positive contribution to the street scene on Church Lane. The significant reduction in the width of the new opening to the building's north-west elevation and the re-use of the existing garage door opening will minimise losses of historic fabric, while the reduced number of rooflights and use of Crittal-style doors will be sympathetic to the building's traditional character. The re-use of the building as a gym and home office will help provide a beneficial use for the structure and contribute positively to sustaining the optimum viable use of the Site as a well-appointed residential property. Overall, the proposals will thus preserve the outbuilding's positive contribution to the special architectural and historic interest of the Kirk Langley Conservation Area and bring about a neutral impact upon its heritage significance.

3.3 Indirect Impacts

3.3.1 The NPPF definition of the setting of a heritage asset is *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

3.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset but are typically associated with views.

3.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset's significance is neutral.

3.3.4 For the purposes of this study, a search area of 250m centred on the Site has been used. An initial review demonstrated that there were no designated heritage assets within the Search Area (Figure 34) with the ability to be indirectly impacted upon by the proposed development.

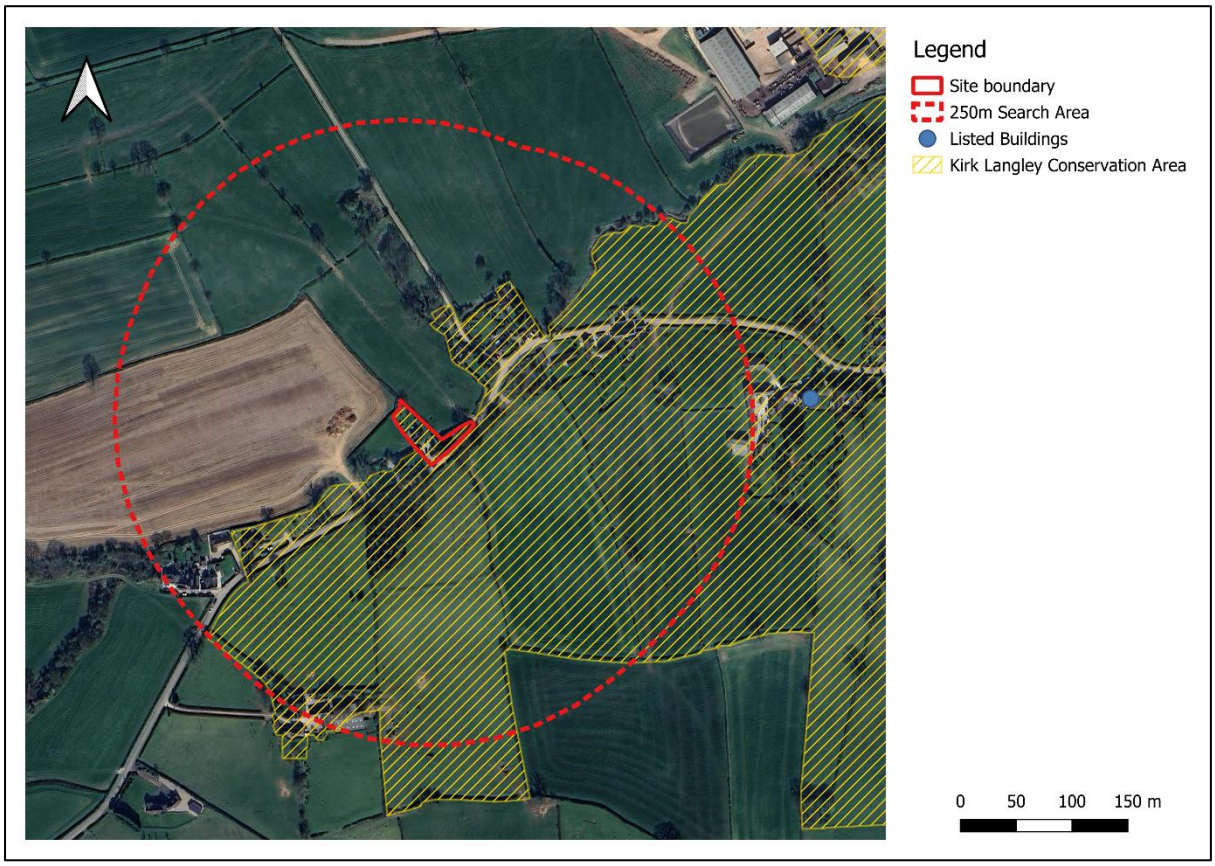

Figure 34: Designated heritage assets within the Search Area

3.3.5 The fields opposite the Site are recorded on the Derbyshire Historic Environment Record under Monument record MDR2641 – Earthworks, The Croft, Kirk Langley. The HER entry provides a map of the monument's extent (Figure 35) and the following description:

Two medieval earthwork sites were recorded at Kirk Langley in 1979-80 during an archaeological survey by R W Cowell. One site was identified in the Croft, at SK 280387; the other was in Pool's Close some 600m away (see SMR 22110). The field known as The Croft slopes gently down towards the stream. The earthworks consist of a large platform on which are set smaller platforms, with several more indistinct platforms to the east, together with a series of six ponds. A 20m strip separates this area from ridge and furrow to the east, through which a hollow way leads towards the main platform. The platforms in the Croft may represent the individual tofts of villagers, but the layout and association of the main platform with the ponds suggests rather the site of a large dwelling, possibly a manor or farm, with outbuildings to the east. There was a house in this field in 1640 and 1843 although it is marked to the northwest of the sites of the platforms. (1-3)

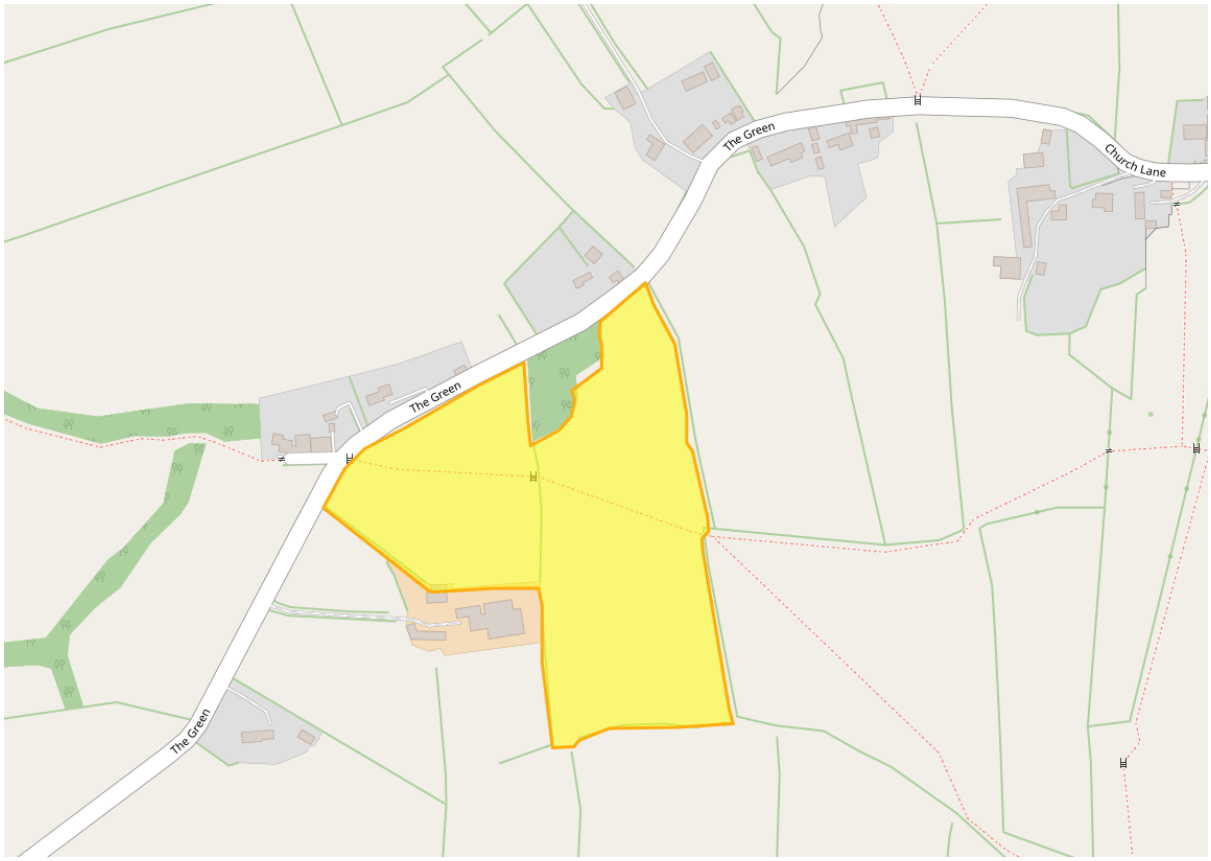

Figure 35: Derbyshire Historic Environment Record map for Monument record MDR2641

3.3.6 The monument is mentioned in Appendix 6 of the in the Kirk Langley Neighbourhood Plan under a list of "Other Historical Assets" in the village and could therefore be considered to constitute a non-designated heritage asset under paragraph 216 of the NPPF.

3.3.7 However, given that the proposed development would be restricted to the boundary of the Site and would not bring about substantial visual changes to its visual appearance or its overall contribution to the setting of the fields opposite, it was not considered proportionate to undertake a detailed assessment of indirect impact in this instance.

4 CONCLUSIONS

4.1.1 This study has been prepared to accompany the submission of revised design proposals under planning application references AVA-2025-0760 and AVA-2025-0095, initially submitted in November 2025. The proposals relate to extensions and alterations to the cottage and outbuilding on the Site of Field Gate, Church Lane, a residential property located within the Kirk Langley Conservation Area.

4.1.2 Following comments received from the LPA Conservation Officer raising concerns over aspects of the proposed designs, Locus Consulting Ltd were appointed by the applicant to advise on the production of revised scheme designs and to assess the scheme's impact upon heritage assets that have the potential to be directly or indirectly affected by the scheme. A desk-based study, confirmed by a subsequent Site visit, established that the Kirk Langley Conservation Area was the only heritage asset that would be directly affected by the proposals and that there were no other heritage assets in the vicinity with the potential to be indirectly impacted by the proposed development.

4.1.3 This study demonstrates that the revised development proposals for the cottage have resulted in a scheme that is sympathetic to the character of Field Gate as a historic, multi-phased property and that minimises visual impacts upon the Site's rural village surroundings. The development will thus sustain Field Gate's positive contribution to the special historic and architectural interest of the Kirk Langley Conservation Area and bring about a neutral impact upon its heritage significance as a designated heritage asset.

4.1.4 Similarly, the revised designs for the outbuilding's conversion to a gym and home office will preserve the outbuilding's positive contribution to the special architectural and historic interest of the Kirk Langley Conservation Area and bring about a neutral impact upon its heritage significance as a designated heritage asset.

4.1.5 In light of the above the proposed development is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and meets the requirements of the NPPF (2024) and local and neighbourhood planning policy with regard to heritage.

5 REFERENCES

Amber Valley Borough Council (2006). *Amber Valley Local Plan*

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English Heritage (2008). *Conservation Principles, Policies and Guidance.*

Historic England (2026). Listing Map Search and Listing Entries. Available at: https://historicengland.org.uk/listing/the-list/map-search/ (accessed 19.01.2026).

Historic England (2015). *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2.*

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Kirk Langley Parish Council (2019). *Kirk Langley Neighbourhood Development Plan 2019-2032*

Mastoris, Stephanos, ed. (2017). *The Welbeck Atlas: William Senior's Maps of the Estates of William Cavendish, Earl of Newcastle, 1629-1640*, Thoroton Society Record Series vol.47, 2017.

MAPPING

- Range of Historic Ordnance Survey mapping, available through the National Library of Scotland
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth
- Old Maps Online

APPENDIX

APPENDIX 1: ASSESSMENT METHODOLOGY

Aims and Scope

5.1.1 The aim of this assessment is identify heritage assets within the area that might be directly or indirectly impacted upon by the Site's future development and assess their significance, understand the sensitivity of each asset to the Site's redevelopment, including any potential constraints, opportunities and obligations, and review relevant policy and legislation.

5.1.2 *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

5.1.3 For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

5.1.4 Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

The Heritage Resource

5.1.5 The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

5.1.6 Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

5.1.7 The various elements of the heritage resource have been considered, and the potential development impacts upon them considered.

Sources

5.1.8 The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset data

5.1.9 These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data were consulted in May 2020.

Heritage Gateway Data

5.1.10 This dataset is available the Heritage Gateway (HeritageGateway - Home *) and contains data on recorded heritage assets in the study area. The data was consulted in May 2019. Please note that local HER records contain much more detailed and up to date information and should be consulted in the event of formal planning application is made.

Cartographic Sources

5.1.11 Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

5.1.12 The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in January 2022 and are detailed in Appendix 2.

Assumptions and Limitations

5.1.13 Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

5.1.14 The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

Heritage Sensitivity

Level of Sensitivity	Degree to which Setting Contributes to Significance of the Heritage Asset
Neutral	The site/area of works makes no contribution to the significance of a heritage asset or its setting.
Low	The Site/area of works forms a modest part of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
Moderate	The site/area of works forms a notable and positive element of a heritage asset's physical fabric or makes a modest contribution to the experience of a heritage asset's significance from within its setting.
High	The Site/area of works forms an important part of a heritage asset's fabric or enables the experience of an important element of a heritage asset's significance from within its setting.
Very High	The Site/area of works forms a critical part of a heritage asset's fabric or enables the experience of a critical element of a heritage asset's significance from within its setting.

5.1.15 The character of the Site may already have a detrimental impact upon the setting of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

Definitions of Impact

LEVEL OF HARM	DEFINITION
Less Than Substantial Harm	
Low	Minor adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is not fundamental or critical to its significance.
Moderate	Medium adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is an important or very important, but not fundamental or critical, element of its significance.
High	High adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset it its setting that is very important, if not fundamental or critical, to its significance.

Very High	Very high or adverse impact where the loss or partial loss is such that its impact would vitiate the heritage asset's significance.
Substantial Harm	
Substantial Harm	Impact to such a degree that the significance of a heritage asset is entirely lost or vitiated.

N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.

APPENDIX 2: PLANNING LEGISLATION AND POLICY

Table 1: National Legislation relevant to the proposed development

Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.
Section 66: General Duty as respects listed buildings in exercise of planning functions	General duty as respects listed buildings in exercise of planning functions. 1. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 2. Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. 3. The reference in subsection (2) to a local authority includes a reference to a joint planning board.

	4. Nothing in this section applies in relation to neighbourhood development orders.
Section 72: General duty as respects conservation areas in exercise of planning functions.	1. In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. 2. The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 3. In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996. 4. Nothing in this section applies in relation to neighbourhood development orders.

Table 2: National Policy relevant to the proposed development

Title	Content
NPPF Chapter 16, Paragraph 202	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 203	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 207	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using

	appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF Chapter 16, Paragraph 210	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 212	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 213	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
NPPF Chapter 16, Paragraph 214	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that

	the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 215	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
NPPF Chapter 16, Paragraph 216	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 217	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 219	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 75	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments,

	should be considered subject to the policies for designated heritage assets.

Table 3: Policies relevant to the historic environment and Site taken from the Amber Valley Borough Council Local Plan 2022-2040 Pre-Submission (February 2024)

Policy	Content
EN4 Heritage Assets	The Borough Council will support development proposals which conserve and enhance the significance of the Borough's heritage assets including their settings and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset. Any development proposals that may affect the significance of a heritage asset or its setting should be accompanied by a heritage assessment that clearly sets out the significance of the heritage asset, including any contribution made by its setting. The assessment should identify the level of harm proposed and demonstrate what measures have been taken through the design process to avoid or mitigate the harm. Proposals that would lead to substantial harm to (or total loss of the significance of) a designated heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified substantial public benefits or the proposal meets the criteria set out in the NPPF (Sept. 2023) that outweigh that harm or loss. Proposals that would lead to less than substantial harm to the significance of a heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified public benefits, including, where appropriate securing its optimum viable use, that outweigh the harm. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where a balanced judgement demonstrates that the scale of any harm or loss to the significance of the heritage asset is justified. To ensure the protection, conservation, and enhancement opportunities of heritage assets the Borough Council will support proposals that: a) better reveal the significance of heritage assets, b) make a positive contribution to the character, distinctiveness and appearance of heritage assets having regard to the elements which make up their special interest, including character, appearance, materials, design, original or long-established plan form, historic fabric and detailing, c) retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to the character and appearance of heritage assets,

	d) provide a long-term sustainable future for heritage at risk, whilst retaining the significance of heritage assets, e) retain important views where appropriate, f) retain shop fronts or advertisements of architectural or historic value that make a positive contribution to the character or appearance of heritage assets and ensure new shop fronts, security measures and advertisements are of a high-quality design and make a positive contribution to the asset, g) avoid cumulative harm to heritage assets. Where the principle of the loss (or partial loss) of buildings or structures that contribute to the significance of heritage assets has been accepted development proposals will only be permitted where it can be demonstrated that the new development will proceed after the loss has occurred. It will be conditional upon the asset being recorded and the record and commentary deposited with the Local Planning Authority and the Historic Environment Record.

Table 4: Saved policies relevant to the historic environment and the Site taken from the adopted Amber Valley Local Plan (Adopted April 2006)

Policy	Content
EN26	Development proposals that would result in the demolition of buildings within Conservation Areas will not be granted planning permission where the building makes a positive contribution to the character or appearance of the Conservation Area, unless a) every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition, or b) there is clear evidence that the building is wholly beyond repair
EN27	Planning permission will only be granted for development proposals within and adjacent to Conservation Areas, as shown on the Proposals Map, if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area. Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building.

Table 5: Policies relevant to the historic environment and Site taken from the Kirk Langley Neighbourhood Plan 2019-2032 (adopted May 2021)

Policy	Content
HER1 Maintaining identity as a separate and distinct community	To be supported proposals for new development must demonstrate the distinctive and separate identities of Kirk Langley village, Langley Common, and surrounding hamlets and farmhouses will not be adversely affected by the development. In particular any development which extends the built-up area of Kirk Langley village towards Langley Common or along the A52 will not be supported, unless this improves or enhances the visual amenity of the approach to the village along these routes.
HER2 Protecting the Conservation Area, listed buildings and other heritage assets	a) To be supported development proposals must demonstrate regard for the significance of the Conservation Area, and any heritage asset identified in Appendix 4 and Appendix 6 (as updated throughout the plan period) where they, or their setting may be affected by the proposal. Development will be required to be designed appropriately, taking account of local styles, materials and detail. Account must be taken of the distinctive character areas, as described in Appendix 7. b) Where a site on which development is proposed includes, or has potential to include heritage assets with archaeological interest, an appropriate desk-based assessment, and where necessary a field evaluation, must be submitted. Where assets with archaeological interest are to be lost it must be demonstrated why that loss is necessary, and how an appropriate record will be publicly accessible.

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