DPL Planning
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PROJECT: The Orchards, Makeney Road, Makeney, Milford, Belper, DE56 0RS

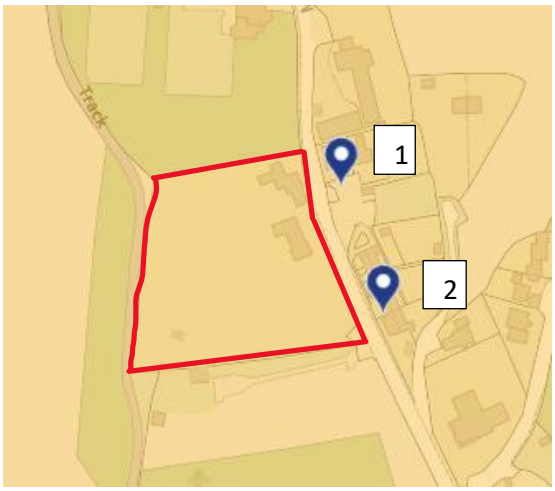
Planning application ref: AVA/2026/0037

HERITAGE IMPACT ASSESSMENT – January 2026

DPL Planning has been appointed to obtain planning permission for minor alteration works at the property which lies in the DVMWHS and the Belper & Milford Conservation Area. The property is of the modern era, built circa 1960/1970 in a typical style of the day, in brick with some render and large windows under a pitched roof. It has been added to with extensions at both north and south sides. It sits below the level of Makeney Road, behind a tall roadside boundary wall and goes fairly unnoticed to the passer-by, only it's roof visible above the boundary wall. It is however open aspect to the rear (west), visible to distant views from Duffield and the wider DVMWHS. The proposed works consist of minor modifications to the existing window/door openings and infilling under an existing porch roof.

The heritage setting:

Map of Listed Buildings located near the property, to the east.



Listed Buildings description

1. MAKENEY ROAD 1. 5167 (East Side) Milford **Makeney Yard** Nos 1 to 4 (consec) SK 3544 6/16 3.2.66. II GV Cl7. All one building. Sandstone ashlar with old tiled roof and coped gable ends. Four stacks. Western end has external stone chimney. Two and a half storeys. Front wall continued up into 2 coped gables containing 2 and 3 light attic windows. Six windows some with stone mullions, western retain dripmoulds generally casements, some with glazing bars. Building is set at right angles to Makeney Road.
2. MAKENEY ROAD 1. 5167 (East Side) Milford **Makeney Terrace** Nos 1 to 8 (consec) SK 3544 6/213 II 2. Early C19. Probably built by Strutts. A small terrace of back to back stone houses standing on embankment above road. Hipped slate roof and moulded stone eaves. Two storeys. Two windows each, sashes and iron casements with mullions (some modern glazing).

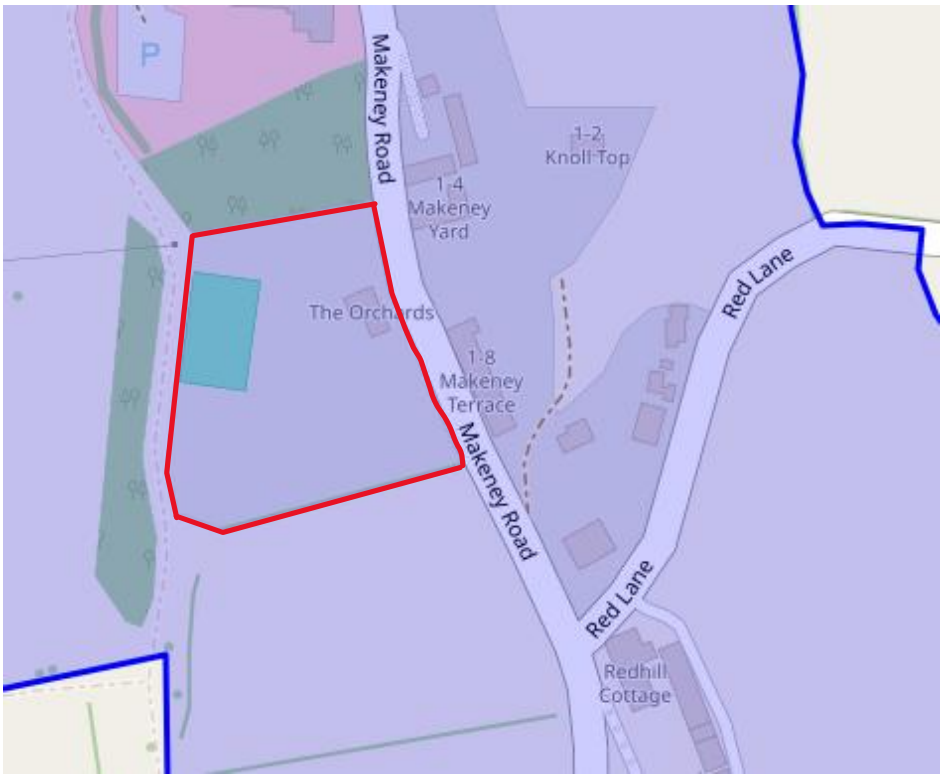
The Derwent Valley Mills World Heritage Site (DVMWHS)

The Derwent Valley in central England contains a series of 18th- and 19th-century cotton mills and an industrial landscape of high historical and technological interest. The modern factory owes its origins to the mills at Cromford, where Richard Arkwright's inventions were first put into industrial-scale production. The workers' housing associated with this and the other mills remains intact and illustrate the socio-economic development of the area.This is a cultural World Heritage Site in England. Its coordinates are N53 1 44 W1 29 17 and it measures 1,229 hectares and the buffer zone measures 4,363 hectares.
There is a Management Plan for the World Heritage Site (2000) and a World Heritage Site team responsible for implementation of the objectives and action plan. A Steering Group made up of key stakeholders oversees World Heritage activities.

The application property lies wholly within the DVMWHS.

The Belper and Milford Conservation Area

The property also lies close to the southern edge of the conservation area as can be seen below (taken from AVBC mapping).



The property photographs



West aspect view from garden – window to be enlarged



North aspect – porch opening infilled with new door



East aspect – porch to be infilled with walling and small window



East aspect – window to become new front door with porch canopy



North aspect – combination frame to become window



North aspect – window to be enlarged

The impact of the proposals

DPL Planning considers the proposed works are so minor not to cause any harm to the significance of the setting of listed buildings or the wider conservation area.

It is considered that the risk of significant adverse cumulative effects on the heritage significance of the WHS from the proposed development are very limited indeed, taking into account the specific form, location and circumstances of the proposed works.

Conclusion

DPL Planning considers the proposed minor works are acceptable from a heritage policy point of view, in that they are assessed as causing no harm to the significance of the WHS and the ability to appreciate that significance.