Re: AVA/2026/0064
Comments by Kirk Langley Parish Council

Kirk Langley Parish Council has concerns about the alterations to the outbuilding at Longford House. The development engages two Neighbourhood Plan (KLNP) policies, HER2 and ENV5, as well as Local Plan Policy ENV 4. It may also have an overbearing impact on the neighbouring property.

Heritage Policies

Local Plan EN4.
KLNP HER2

The heritage asset affected by the proposed development is the Kirk Langley Conservation Area (CA). Although Amber Valley Planning has not issued a character statement to guide development/alterations, the KLNP has (at Appendix 3) a Conservation area description to assist in the understanding of the area and its historical context. The hamlet comprising Longford House, 7-11 Church Lane and the converted barn at Meadow View consist of the farmhouse, workers cottages and outbuildings of an historic working farm. This part of Church Lane is the centre of the CA and reflects the history of the historic farming area as a whole. Although the village of Kirk Langley has been affected by significant building development, which has, incrementally affected the CA, Church Lane has, so far, been relatively unaffected. Thus the impact of development on the Ashbourne Road section of the CA renders the preservation of the Church Lane section of even greater importance to the CA as a whole.

With that in mind, there are concerns about the visual impact of the development and in particular, the modern appearance of the key external alterations which are not in keeping with the historical context of this outbuilding. The outbuilding is in a prominent place on Church Lane, being on the very edge of the Lane. The modern alterations referred to are the bifold doors on the western elevation and the large window on the northern elevation. The outbuilding currently has a functional appearance, with a small window opening on the Northern aspect. The building is very much in keeping with the local vernacular and is an integral part of the historic farm context and so the insertion of a large, modern window on this aspect of the outbuilding will confuse its general appearance. The outbuilding is also adjacent to related farm buildings converted to a dwelling (Meadow View) several years ago. This sympathetic conversion was undertaken with no alteration to door and window openings; thus preserving the historic barn appearance and its relationship to the other nearby farm buildings. It is essential that this group of outbuildings retain their historic appearance and continue to relate together appropriately. The insertion of modern door/windows will create a jarring impact. The bi-fold doors have a similar effect. These are also visible to anyone approaching from the west.

In addition, the drawings indicate three roof lights, whereas the design and access statement references two.

If it is accepted that harm will be caused to the historic appearance of the outbuilding by these proposals, it follows that harm will be caused to the CA. This means that the applicant should demonstrate the public benefits which would outweigh the harm. This is not at all apparent from the application.

There is no objection to alterations within the building, but the external alterations lack sympathy with the building, its associated buildings and thus their historical context within the CA.

HER2 Protecting the Conservation Area, listed buildings and other heritage assets
POLICY:
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.

Environment Policy

The design and access statement states that this is not a flood risk area. This is incorrect. The KLNP makes specific reference to Church Lane, and the outbuilding has flooded in the past (see Fig. 37 KLNP showing 11 Church Lane and the outbuilding). The area is on the flood risk database for house insurance. The proposed change of use therefore engages policy ENV5 from the KLNP.

ENV5 Flooding and Drainage
POLICY:

> *"Development should not increase the risk of flooding and/or drainage problems. In addition to the flood risk assessed by the Environment Agency identified on Figure 36, there are flood risks created by surface run-off which are referred to below and illustrated on Figure 37. Proposals for new development must demonstrate that the development will not increase the flood risk at the specific site or elsewhere.*
> *Information with the application should show how mitigation measures will be satisfactorily integrated into the design and layout of a development.*
> *Permeable surfaces will be required and Sustainable drainage system (SuDS) unless there is clear evidence that this would be inappropriate.*
> *Any new development proposals which provide new sewers will need to ensure that they will safely accommodate floods, which would otherwise not be accommodated due to the design capacity of the existing sewerage network being exceeded".*

Overbearing
The intended use of the outbuilding, together with the bi-fold doors, may well have an oppressive impact on Meadow View, the adjacent property. There is no reference to this issue in the application and so the actual impact is hard to gauge. Bi-fold doors are meant to be fully open from time to time, and this will overlook Meadow View. There may well be associated noise impact. This needs to be addressed by the applicant.