Heritage Statement

for

Jovial Lodge

(Former Dutchman Public House),

Cromford Road, Crich, Derbyshire, DE4 5DJ

(To accompany Planning Application submitted in May 2026)



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1. Introduction

1.1 This short document has been written to accompany a planning application in support of a change of use from an existing dwelling house C3 to a residential institution C2 at The Jovial Lodge (Former Dutchman Public House), Cromford Road, Crich. It seeks only to collect some of the relevant known history of the site, set out the key planning policy framework and discuss the likely impact of the proposed development on the nearby listed structure of the Crich Cross, a Grade II Listed village cross. Crich is a few miles north of Ambergate which is positioned along the A6 a short trip north from Belper and you can travel further north from there along the A6 into the heart of Derbyshire. Crich is within Amber Valley Borough Councils boundary and its location is shown on the google map image below (see Fig 1).

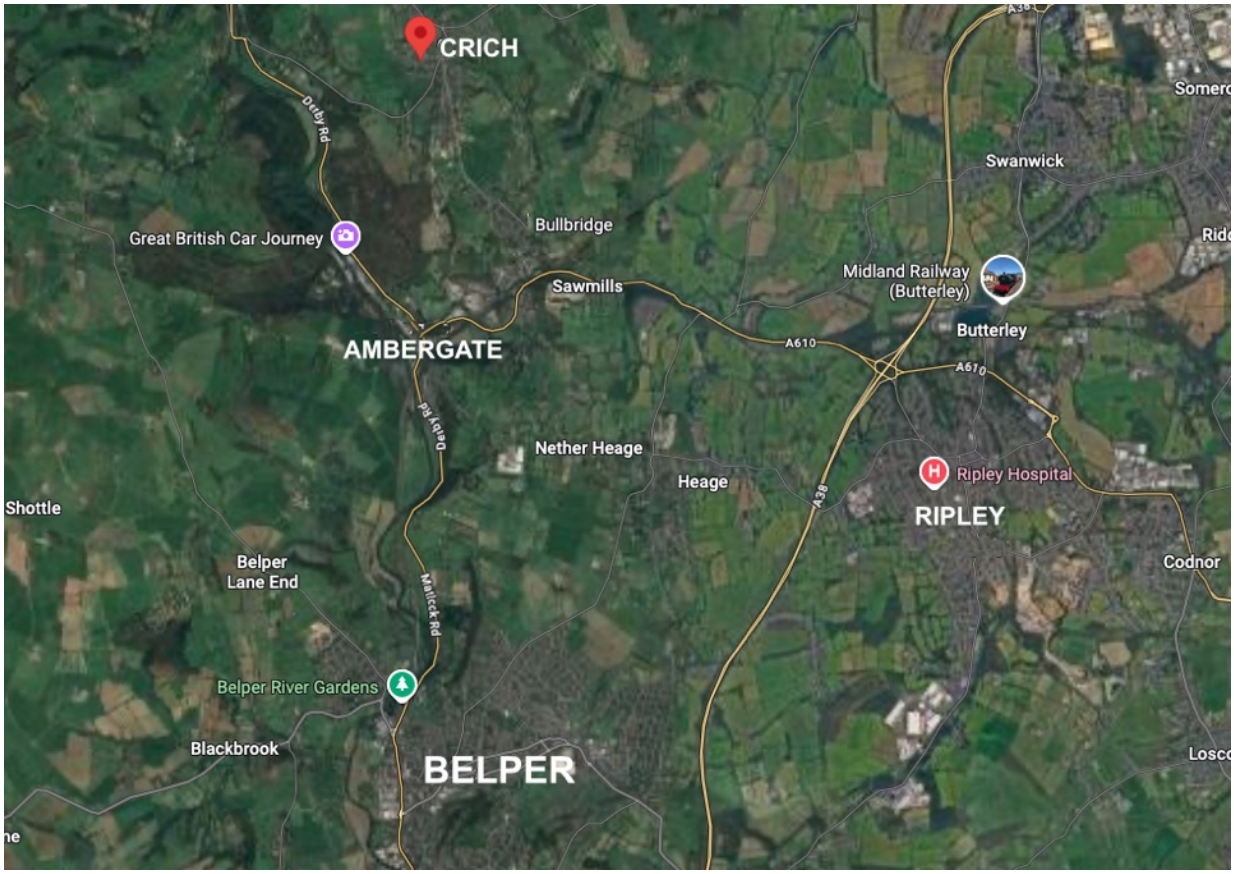


Fig 1 – Site Location – Not to scale here – www.googlemaps.co.uk – 2026 (Author modified)

1.2 The Jovial Lodge sits on the southern side of Cromford Road in an elevated position and in proximity to the Village Cross located within the centre of the road junction between Roe's Lane and Cromford Road. This is a prominent position within Crich Conservation Area (see the Crich Conservation Area map within the appendices of this document).

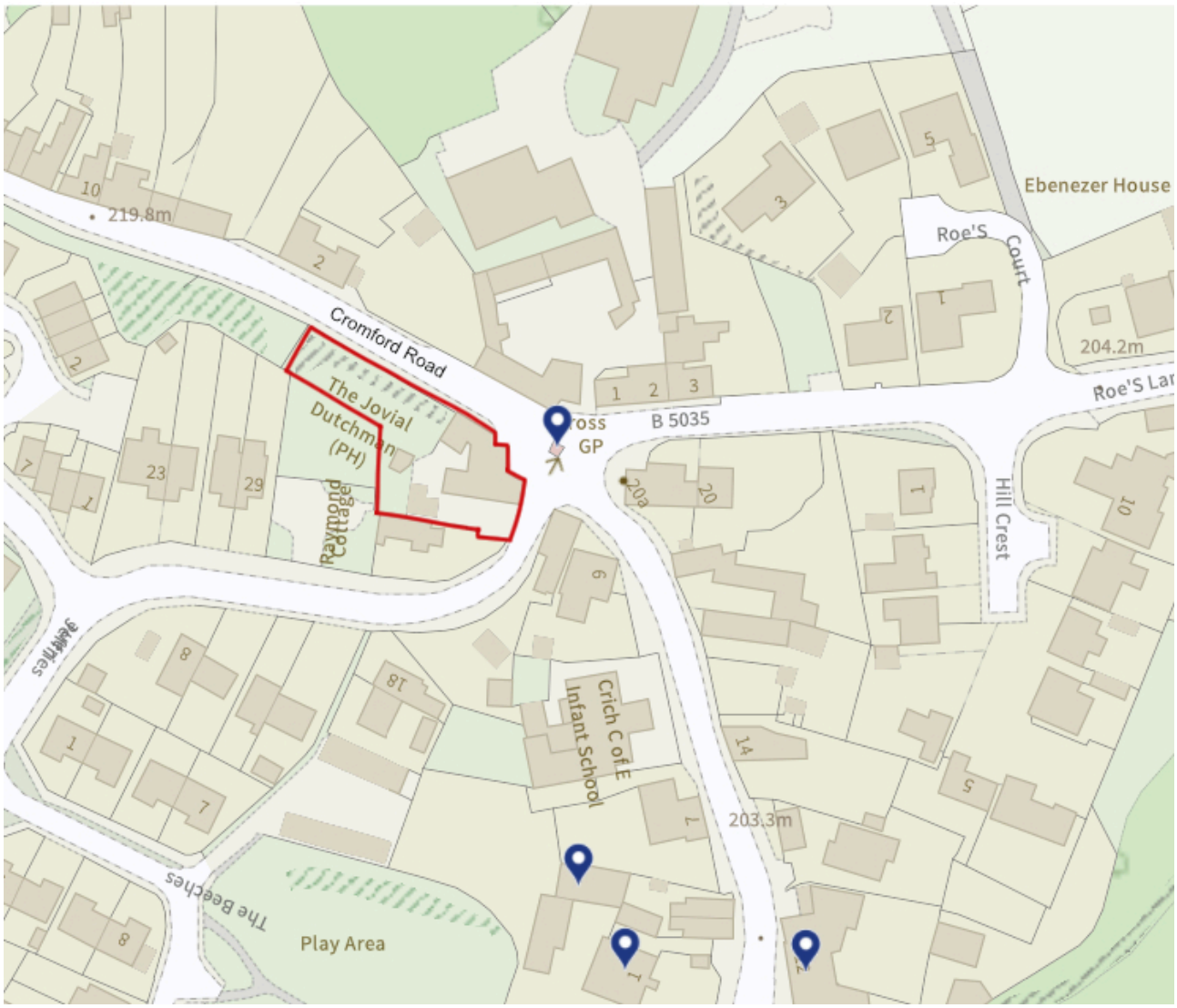


Fig 2 – Historic England Map Extract – Not to scale here – Historic England Website 2026 - (Author modified to show approximate red boundary of location of site)

Blue pins show locations of Listed Structures, the nearest blue pin is Crich Village Cross.

Purpose of this Statement

1.3 The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the proposed development upon the historic built environment to gauge its suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.

1.4 In compliance with paragraph 207 of the National Planning Policy Framework (NPPF – 2024) this report describes the significance of any heritage assets which have the potential to be affected by the proposed scheme. It also assesses the capacity of these assets to absorb change, including change arising within their settings.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by sections 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.[1] There is a broadly similar duty arising from section 66(1) of the Act in respect of planning decision within the setting of listed buildings.

2.2 For the purposes of this statement, preservation equates to an absence of harm.[2] Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.[3]

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

> *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.*

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed

[1] Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.
[2] South Lakeland v SSE [1992] 2 AC 141.
[3] Conservation Principles, 2008, paragraph 84.

development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires any harm to the significance of a designated heritage asset[4] to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.[5]

2.7 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.[6] Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

> *Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

2.8 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific

[4] The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

[5] Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

[6] The balancing exercise was the subject of discussion in City and Country Bramshill v CCSLG and others [2021] EWCA, Civ 320.

methodologies relating to the assessment of significance, and the effect of change on significance.

2.10 A review of local policy has been done and the key section relating to Heritage Assets Policy EN4 – Heritage Assets of Amber Valleys Borough Councils Adopted Local Plan; 2022 – 2040 is shown here;

Policy EN4 Heritage Assets

The Borough Council will support development proposals which preserve or enhance the significance of the Borough's heritage assets 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 harm 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 that would arise 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.

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 conservation areas and contribute to the setting 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 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) **resist development which could cumulatively lead to harm to the significance of heritage assets, including their setting.**

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. Such development will be conditional upon the asset being recorded and the record and commentary deposited with the Local Planning Authority and the Historic Environment Record.

Fig. 3: Policy EN4 – Heritage Assetts – Amber Valley Adopted local Plan 2022-2040.

3. Background and Development

Historic Development

3.1 *'The name 'Crich' may well have appeared in recognisable form around the end of the first Millennium. It seems to have evolved from the Celtic name for crag or hill ('crue' or 'cryc') - a sign of the importance of having a settlement at the highest point on an ancient north-south routeway running parallel to the River Derwent. This track was not along the Common, as we would know it today. More likely, it was a cattle drovers route which would have climbed from Ambergate to the Hagg, and then on along the foot of the Tors, to the manor held in the early 1000's by the family of Godwin, the Saxon Earl of Wessex.Our best record of the village and parish in these times comes from the Norman Domesday book of 1086. Much of the area would have been 'woodland pasture', where sheep or cattle would be allowed to graze along with the King's or Lord's deer. The parish was still mostly woodland in the late 1600s, it was only with the final enclosures of land into commercial farms and the felling of trees to provide for the Navy in the Napoleonic wars that this landscape changed dramatically'*. Extract A Short History of Crich by Roger Shelley

3.2 Key dates in Crich's history by Roger Shelley.

1135-54	Building of Crich church started (this area remained the geographical centre of the village until the 1700s)
1166	Crich manor pays a levy to the Crown equal to the value of supporting 30 knights
1212	Crich Chase woods (along Derwent valley) are used by Hubert FitzRalph for hunting
1348-49	Black Death strikes - possibly a third of population wiped out, leading to a shortage of peasant labour
1390	First Whatstandwell bridge built by John de Stepul as an act of piety to the church (Wat Stonewell was previously the ford keeper at this site)
1400s	Crich manor passes to Ralph, Lord Cromwell, Treasurer to Henry IV
1550s	Crich cattle fair well established on land between the Church and the Cross (held until early 1900s)
1660	After this date, the family of the Earl of Shrewsbury begin selling off land to a new class of yeoman farmers in the village

1734	Crich Poorhouse (Workhouse Row) built by the edge of the Common
1759	The Nottingham - Newhaven turnpike road (now B5035 Roes Lane, Sandy Lane) is set up
1765	Wesley Methodist Church is built in Crich (visited by John Wesley in 1766 and 1770)
1785	Francis Hurt rebuilds his family's wooden viewing platform as a conical stone tower (the second Crich Stand)
1786	Final enclosures of common land take place - this means commercial farming for the first time in the Crich quarry area, Plaistow Green, the Tors area, the Common and Crich Chase. Only the area now known as the Jubilee is left for common grazing
1794	First 'Friendly Society', 'for the benefit of sick and infirm members' is set up in Crich
1811	Half of the working population of the parish earn a living through farming (this is less than 2% today)
1813	Brunton's 'steam horse' tested on tramway between the Dimple and Bullbridge, reaching two and a half mph
1817	Windmill on Mainpieces (hill to the cast of Fritchley) closed
1817–8	Belper to Cromford road (A6) built, with Crich receiving a regular horse-drawn courier service en route from Derby to Manchester
1841	George Stephenson begins the transport of limestone to Ambergate from the Cliff quarry site, for burning and conversion into lime for agriculture
1848	Church of England 'National' School (now Crich Infants) opened on Bowns Hill
1852	Whatstandwell station opened on Ambergate – Rowsley railway line
1871	Crich's old wooden cross at the top of Bown's Hill is replaced by the present stone cross, designed by Isaac Petts
1877	Baptist chapel opens on Market Place (replacing earlier one on Roes Lane)
1883	Great rivalry between National (C of E) and 'British' (Nonconformist) schools in Crich, leading in 1885 to a new British School (now Crich Juniors)

3.3 Jovial Lodge (Former Dutchman Pub) is thought to have had its origins in the 19th Century, thought to built around 1880. It was apparently named after Dutch labourers who helped build the nearby Cromford Canal in the late 18th Century. It closed as a pub in 2009 and is now a privately-owned home. It was listed as a modern hotel in 1915 offering boarding accommodation, apartments and horse hire for visitors. The lodge is in good condition and a good state of repair, making it an attractive addition to Crich Conservation Area. The lodge is shown in a similar form on the two OS maps 1880 and 1913 on this page and the page below. Crich Village Cross is certainly thought to pre-date the lodge, as it was a timber cross before it was replaced as a stone cross in 1871. The angled wing of the lodge that fronts Cromford Road as it rises up the hill does look slightly older in construction than the main frontage of the lodge. Further research would be required to ascertain the exact age of the property and the sequencing of the construction off the Lodge but that is not the focus of this document which intends only to shed light on the likely impact on the listed cross of any changes to the lodge as the lodge itself is not listed.



Fig. 4: 1880 OS map of Crich – National Library of Scotland Extract 2026



Fig. 5: 1913 OS map of Crich – National Library of Scotland Extract 2026

3.4 Apparently, the lodge and Cross must be one of the most photographed public houses in the parish (see overleaf and on the following pages). These early photographs do show the lodge with a thatched roof before modernisation and the later addition of a slate roof. It also looks like when it was modernised at some point that the main roofs were joined together, the stone parapet gables were added in along with the front porch, front bay window and front dormer, in keeping with the architectural style at the time. The modernisation of the front of the lodge (perhaps in 1880) could hide what was an earlier building, which ties in with the angled wing looking of an earlier construction and also the thatched roofing. This re-fronting is clearly visible on the next page. It is clear the lodge has had series of extensions and additions over a long period of time, where possibly the simple plan form has been modified where later 19th and 20th century extensions have also been added to the rear of the lodge.

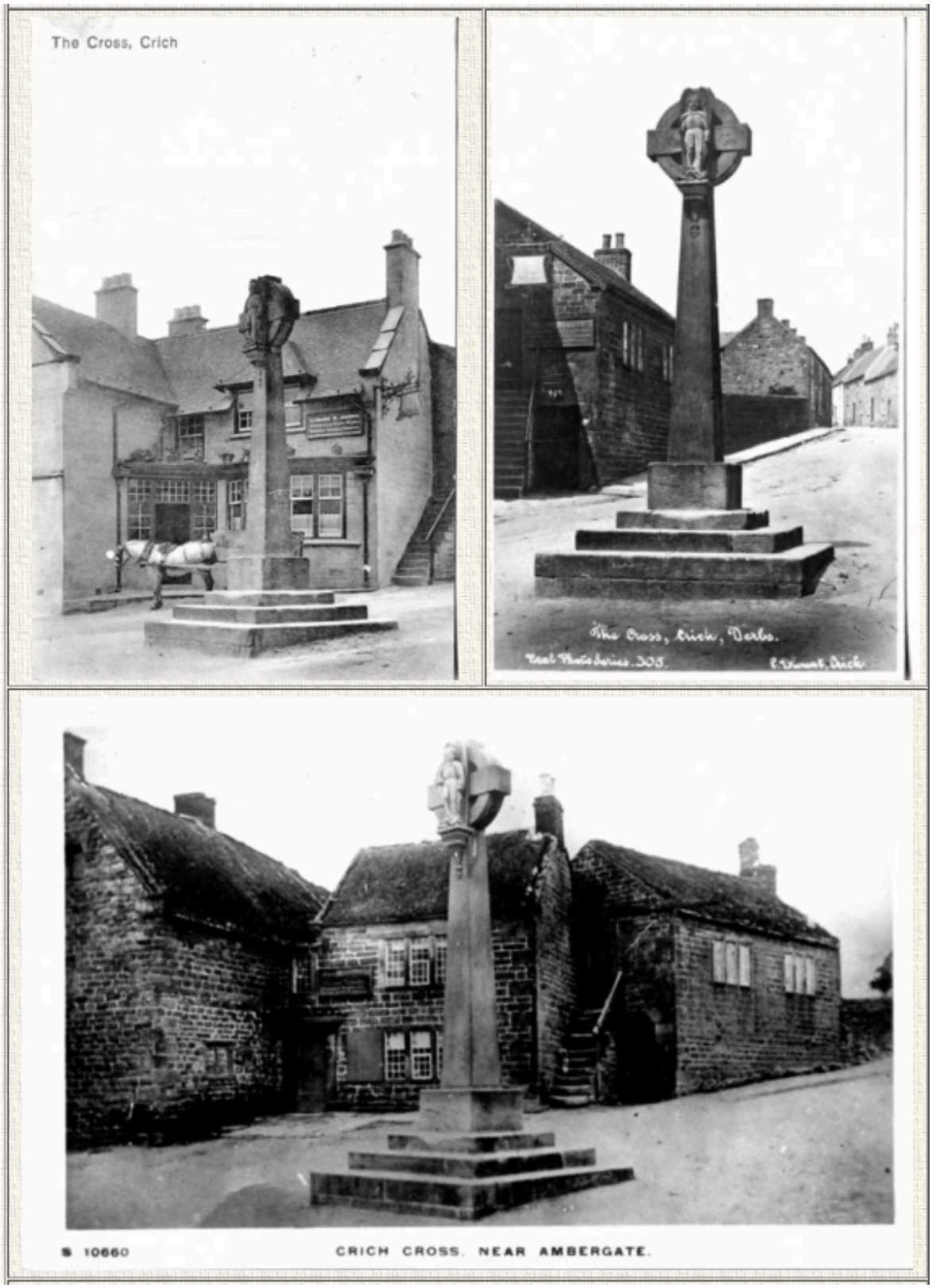


Fig. 5: Images of the Lodge and Crich Cross – www.crichparish.co.uk - 2026

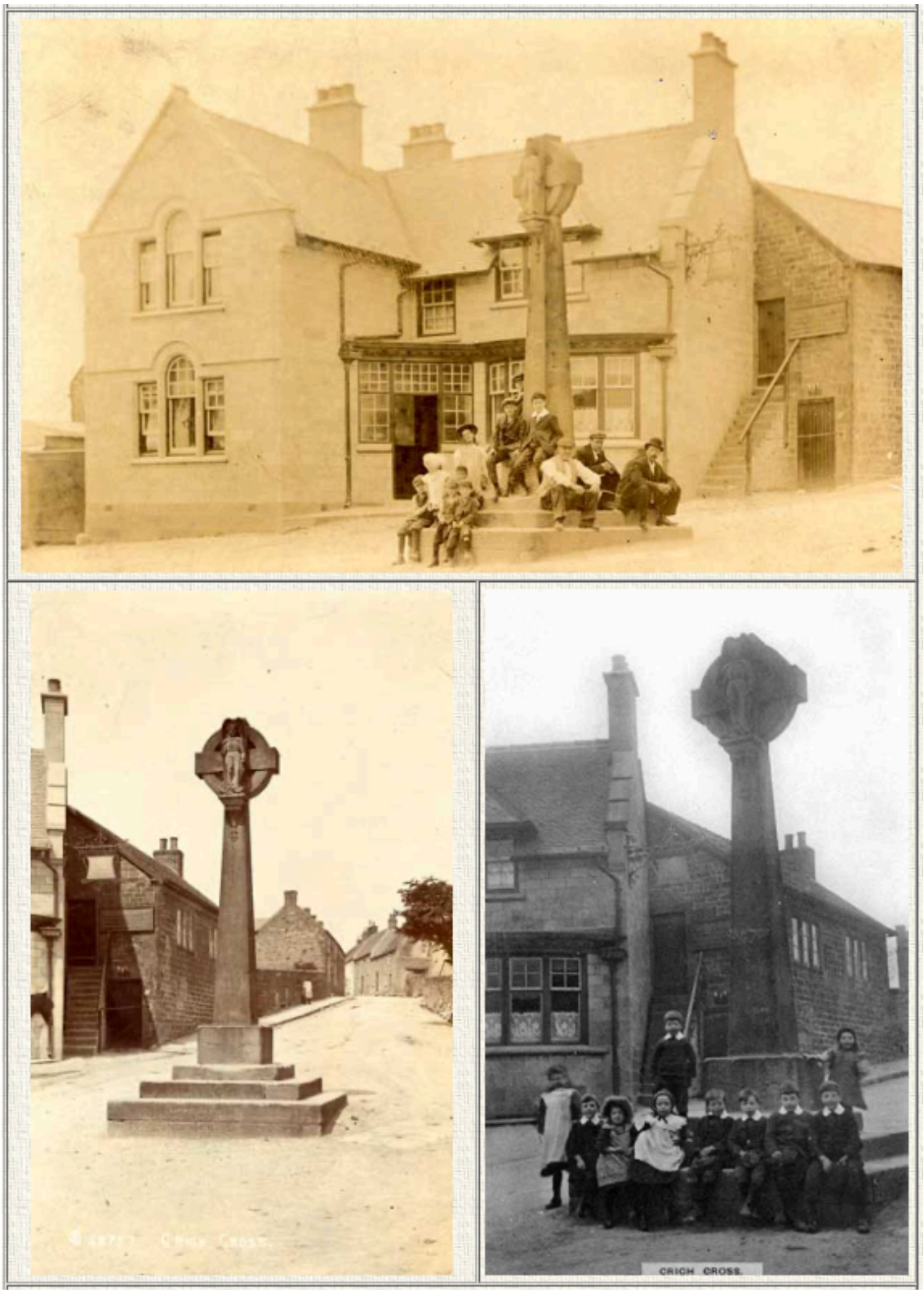


Fig. 6: Images of the Lodge and Crich Cross – www.crichparish.co.uk - 2026

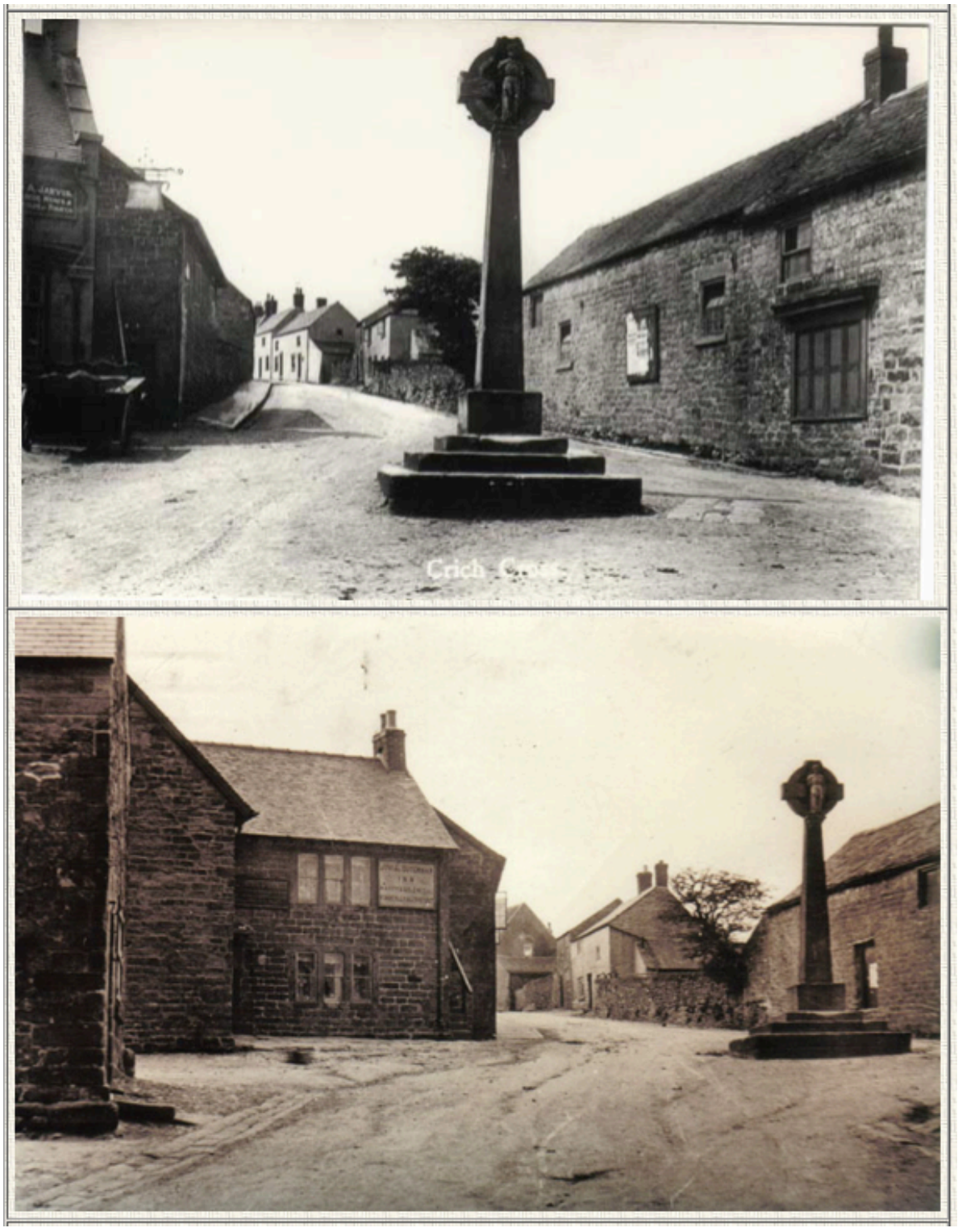


Fig. 7: Images of the Lodge and Crich Cross – www.crichparish.co.uk - 202

Relevant Planning History

3.5 From searching the available records on the Amber Valley Borough Council planning website the following planning applications were found for the site. There is a refused permission in early 2026 for the application of lawful development for the use of the lodge as a residential institution as the lodge has been in use as a residential institution since 2019 with the previous owner Michael Leese not gaining the change of use for this. The approval in 2009 is there allowing the public house to be changed to a residential property C3 and before that in 2004 a permission for illuminated signage for when the lodge was in use as a public house.

Application Details v

Application details

App ref:	AVA/2025/0080
App address:	The Jovial Lodge Cromford Road Crich Matlock Derbyshire DE4 5DJ
Proposal:	Application for a Lawful Development Certificate for an existing change of use from Class C3 to Class C2, operating since July 2019.
Applicant name:	Mrs Georgina Carr
Applicant address:	BRJ Support Services Ltd The Jovial Lodge Cromford Road Crich Matlock Derbyshire DE4 5DJ
Agent name:	Mr Max Cully
Agent address:	MIC Design 7A Watnall Road Hucknall Nottingham Nottinghamshire NG15 7LD United Kingdom
Date registered:	18-February-2025
Officer name:	Alfia Cox
Status:	Application Refused
Decision type:	
Date decided:	16-March-2026

Application Details v

Application details

App ref:	AVA/2009/0362
App address:	The Jovial Dutchman Cromford Road Crich Matlock Derbyshire DE4 5DJ
Proposal:	Change of Use from A4 Drinking Establishment with ancillary 3 bedroom residential accommodation into a C3 use 5 bedroom 2 bathroom single dwelling for use as a two family weekly holiday let accommodation
Applicant name:	Mr Michael Brett
Applicant address:	61 Bushwood Leytonstone London E11 3BW
Agent name:	
Agent address:	
Date registered:	30-April-2009
Officer name:	Paul Wilson
Status:	Application Approval
Decision type:	
Date decided:	11-June-2009

Application Details v

Application details

App ref:	AVA/2004/0188
App address:	The Jovial Dutchman Cromford Road Crich Matlock Derbyshire DE4 5DJ
Proposal:	Advertisement Consent: Externally illuminated signage
Applicant name:	Hardys And Hansons Plc
Applicant address:	The Brewery Kimberley Nottingham NG16 2NS
Agent name:	NIS Signs
Agent address:	65 Oakland Road Leicester LE2 6AN
Date registered:	18-February-2004
Officer name:	Paul Wilson
Status:	
Decision type:	
Date decided:	6-April-2004

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance, following the steps set out in GPA3.

4.2 The lodge is located within Crich Conservation Area and is in close proximity to the Crich Village Cross a Grade II listed structure – see below for the Historic England's list description of the Cross.

4.3 Heritage Category: Listed Building Crich Cross Listed Building

Grade:II

List Entry Number: 1335289

Date first listed: 25-Sept-1951

List Entry Name: Village Cross to the North East of the Jovial Dutchman Public House

Statutory Address 1: VILLAGE CROSS TO THE NORTH EAST OF THE JOVIAL DUTCHMAN PUBLIC HOUSE, CROMFORD ROAD

Statutory Address: VILLAGE CROSS TO THE NORTH EAST OF THE JOVIAL DUTCHMAN PUBLIC HOUSE, CROMFORD ROAD

County: Derbyshire

District: Amber Valley (District Authority)

Parish: Crich

National Grid Reference: SK 35003 54473

Village Cross. Dated 1871 but apparently the site of the earlier market cross, the steps for which survive. Tapering stone shaft set on massive square base itself placed upon a plinth of three earlier steps set in sloping ground. Wheel cross head with foliage decoration to west face, and carved figure to east face. The carving is thought to show Pre-Raphaelite influence.

Listing NGR: SK3500354473

Contribution of the application site to the significance

4.4 The lodge should be identified as a "key unlisted building" within the conservation area. Due to the building's age, vernacular architectural character and by virtue of being a public house, the building positively contributes to the historic and architectural interest of Crich conservation area. The lodge is built in local stone, consistent with other historic buildings within the conservation area.

4.5 The lodge by itself could be seen as a significance building in Crich, but as it is often seen in combination with the Crich Cross when photographed as the back drop to the Cross by virtue of being behind the Cross when looking up the hill, this elevates the lodge. Together the lodge and the Cross have been an important part of the identity of Crich. The aesthetic appearance of the two together is significant, along with the other historical, communal and evidential values of significance as defined by England Heritage's Conservation Principles, policies and Guidance for the sustainable management of the Historic Environment which have been detailed below;

4.6 Aesthetic Significance; The appearance of the lodge (in particular the front and sides of the property) contribute positively to the conservation area. The stone work is in good condition, along with the slate roof and white painted timber windows. The lodge has formed a backdrop for the Cross and is a recognisable building in Crich conservation area, although not listed itself.

4.7 Historical Significance; By virtue of being a public house for a long period of time it has historical significance in a prominent position within the village and conservation area. It's position as backdrop to the Cross and pictured in numerous photographs giving it greater importance.

4.8 Evidential/Archaeological Significance; The material remains and fabric of the building will hold clues to the age of the property and there is potential to better understand its development and phasing which would throw further light on to the local importance of the lodge.

4.9 Communal Significance; It's association with local industries and workers is also significant, as a communal meeting place with many events and special occasions held over the years. There is a rich social history associated with the pub and its various other uses.

4.10 Further understanding of the age and sequencing of the lodge would help to put more detail to the significance of the site and the relationship between the lodge and the listed structure, but it is safe to say that appearance of the lodge is currently a positive contributor to the setting of the listed cross and that any proposed changes to the front of the lodge could adversely affect the setting of the Cross.

4.11 The lodge has had various uses over the years and has been closed as a public house since 2009. It is not considered that the change of use to a residential institution C2 would harm any of the significance of the lodge, as its conversion from a public house to C3 dwelling place has already seen an amount of internal changes undertaken, no further internal or external alterations are proposed within this application.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets.

The Proposed Development

5.2 The proposed development (as detailed on the accompanying drawings) is a change of use from dwelling C3 to C2 a residential institution. There are no internal or external changes proposed at the lodge in this change of use.

Effects on the nearby listed Structures

5.3 As there are no proposed changes to the internal layout or appearance of the lodge for this change of use, it is considered that the proposals will not adversely affect or alter any key views of the listed structure of the Crich Cross. It can be clearly argued that no recognised viewpoints or important sightlines will be blocked, interrupted, or diminished.

5.4 We do not consider that the proposed use as a residential care home will affect the significance of the lodge or its understanding or the listed Cross in any perceivable way.

5.5 We consider that these proposals will result in a neutral effect on the significance of the nearby listed Cross, resulting in preservation as required under section 66(1) of the Act. The proposal will cause no harm and therefore paragraphs 214 and 215 of the NPPF are not engaged. Accordingly, the proposal complies with national and local heritage policy and satisfies the statutory duty to preserve the significance of designated heritage assets.

6. Conclusions

6.1 Architecturally, the area is defined by the use of vernacular materials that enrich the spatial character of the area, with traditional wall and boundary treatments of stone walling, all of which contribute to a cohesive village streetscape, contributing positively to the setting of the listed structures.

6.2 Together, the Grade II listed structure of the Crich Cross and the lodge are an important and significant part of the story of Crich Village, any changes to the lodge would need to be considered carefully and done with great sensitivity to not adversely affect the setting of the listed Cross. But as there are no internal or external changes proposed in the current proposals in this change of use there is nothing further to consider.

6.3 Although located close to listed structures, the proposals maintain the established spatial separation and does not intensify the relationship with surrounding heritage assets. The development does not affect key views, or adversely the effect the overall setting of the Cross. Consequently, the development has a neutral effect on their significance, satisfies the statutory duty under section 66(1), and does not engage paragraphs 214 and 215 of the NPPF and complies with relevant local heritage policies.

7. Appendix

Crich Conservation Area Map – Amber Valley Borough Council website - 2026

