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Supporting Statement
Retrospective Planning & Listed Building Applications for alterations undertaken within the curtilage of a Listed Building
Ridgeway House, Ridgeway Lane, Belper, Derbyshire DE56 2JT.

Introduction.

This statement has been prepared in support of a retrospective planning application and Listed Building Consent submission relating to alterations undertaken to an existing out-building located within the curtilage of a Grade 2 Listed building known as Ridgeway House, along with the installation of access gates to the site.

The works previously approved under planning references AVA/2025/0846 (Planning) and AVA/2025/0847 (Listed Building Consent) have not been completed in accordance with the issued consents which has been highlighted by the Conservation Officer acting on behalf of Amber Valley Borough Council, as such these applications seek to regularise the development.

The applications have been formulated in response to an email complaint received from the local authority enforcement officer dated June 24th, 2026.

The alterations and development to which these applications refer to comprise of the following:

1. The installation of an aluminum window and composite door combination forming access to the previously converted accommodation for a dependent relative;
2. Construction of a disabled access ramp to the same unit;
3. Installation of stone jambs to an existing access door to the upper floor of the converted outbuilding.
4. Installation of entrance gates serving the curtilage to the listed building property.

The purpose of this statement is to demonstrate that the works undertaken will preserve the significance and setting of the listed building and that any impact upon its heritage significance is limited and outweighed by the functional and accessibility benefits provided.

Site and Context.

The application site is located within a small settlement known as Ridgeway located to the north of Nether Heage in the administrative area of Amber Valley Borough Council and set within a rural environment characterised by traditional stone and brick-built farmsteads and outbuildings.

The host dwelling is a Grade II listed building, dating from circa 1720 constructed of natural stone with slate roofing. The building has been subject to alterations including a recent two-storey extension, a front porch and detached garage. The outbuildings compromising both original and modern buildings to the farmhouse have been used in connection with a now closed ceramic tile retailing business along with a domestic garden store/workshop.

The outbuilding to which this retrospective application relates lies within its curtilage and is a curtilage listed structure by association. It is a modern addition to a group of historic outbuildings constructed prior to 1990. Although the structure subject to this application is associated with the principal listed building, it is subservient in character and does not detract from the architectural or historic significance of the heritage asset. The modern outbuilding has now been converted to accommodation for a dependent relative.

The alterations have been designed to improve the functionality, accessibility and security of the property whilst retaining its overall appearance and continued use.

The main listed building known as Ridgeway House has historically been used as a domestic dwelling with a modern attached ancillary accommodation over two floors, along with the commercial use of the outbuildings. The surrounding landscape retains its agricultural character, with open views and mature stone boundary. The property enjoys mature landscape gardens.

The site abuts a small watercourse known as the Downmeadow Brook. It lies within Flood Zone 3 so the planning application is accompanied by a Flood Risk Assessment.

The property is located within open countryside.

The building is Grade 2 Listed and annotated below is the Listing Description.

SK 35 SE RIPLEY RIDGEWAY LANE (north side)
3/102 Ridgeway House

Description: 1720, re-fronted in early C19 with C20 additions. Coursed squared stone and ashlar with ashlar dressings. Plain tile roof with stone coped gables on plain kneelers, stone gable end stacks with blue brick tops and coved eaves cornice. Two storeys and 3 bays plus 2 bay C20 addition to east. Early C19 south front has plinth, raised quoins and tooled dressings. Central semi-circular headed doorcase with raised impost blocks and keystone, has molded arch, 6 raised and fielded panelled door and fanlight. Plain sashes to either side in raised plain surrounds plus projecting impost blocks and sills. 3 similar smaller windows over with raised band at lintel level. Rear elevation has flush quoins and off-centre stone porch with diamond leaded windows to sides covering plain doorcase with lintel inscribed '1720 TSR'. To either side 2-light flush mullion windows with glazing bar casements and above 2 similar windows with single pane casements. Slightly off-centre to west there is a full height transomed staircase window. C20 addition in similar style of no special interest.
Listing NGR: SK3630551440



Street scene picture of Ridgeway House. The outbuildings and domestic garage are annotated in the background. This picture was taken before the new gates were installed.

Design Principles and Heritage Considerations.

Brief relevant history.

The site's history is outlined within the Heritage Assessment that accompanies both submissions.

The outbuildings subject to the proposal have been extended and converted to suit the previous owners' use. The floors within the outbuildings have all been concreted and tiled with ceramic and stone tiles. Several external walls and ceilings within the buildings have been upgraded with insulation, the outbuilding roofs have been repaired and partly replaced. The warehouse for the former ceramic tile business is located within part of the outbuildings that have been extended.

Over a period, several external openings have been created and infilled to suit the owner's commercial use.

The outbuilding which is impacted by the applications has now been converted into ancillary accommodation for a disabled relative to the applicant.

A modern flat roof garage workshop has been added to the southeastern corner of the outbuildings.

Design Approach / Description of the Works.

<u>Aluminum Window and Door Combination.</u>

The aluminum window and door combination replaces a previous galavanised painted steel door and painted timber frame opening and has been installed to improve durability, thermal performance and security. The design supports minimal proportions of the existing opening and

has been finished in white intended to minimise its visual presence.

Whilst aluminum differs from traditional materials to an older building, in this modern structure the installation is confined to a secondary elevation/building and does not adversely affect the principal architectural features of the listed building.

The solution was chosen as it was considered that a timber frame and door would be subject to shrinkage and movement, and constant maintenance including painting.

The material chosen is modern material which matches the modern age of the host outbuilding. The installation when compared to the previous up-and-over painted steel garage door is an improvement to the appearance of the building. It is considered that the installation improves the buildings' appearance and does not negatively detract its appearance or setting.





Pictures of the modern addition to the barn complex with the up and over door in situ. The galavanised door is open.



Picture of the new combination window & door. Note the lintel above the unit is the original concrete beam, the vertical Birchover stone jambs have been installed to make up the opening of the old garage door opening. The frame is of simple design and the door has been sprayed white.

Disabled Access Ramp

The disabled access ramp has been constructed to provide safe and inclusive access to the building in accordance with modern accessibility requirements. It was also installed following a request from the building inspector. The ramp has been designed to comply with Part M of the current Building Regulations.

The ramp has been designed to minimise visual impact and enables access for wheelchair users and those with reduced mobility. The provision of accessible access represents an important benefit and assists in ensuring the continued sustainable and viable use of the building.

The ramp has been constructed in grey Marshalls paving blocks to blend in with the tarmac courtyard.

Currently it is not proposed to install any handrails.

Stone Jambs

Stone jambs have been introduced to both the combination door/window opening as well as the entrance door to the first-floor office space. The jambs were installed to make up the opening to the existing garage door opening & then to the access door to match the combination opening.



Picture of the ramp looking towards the old barn.



Picture of the ramp looking along the modern outbuilding.

The use of natural Birchover stone complements the existing materials and assists in integrating the opening with the surrounding built form. The stone jambs were installed as they were considered to match the main building, see the picture overleaf.





Pictures of the main listed building where stone jambs have been incorporated into the design of the building.

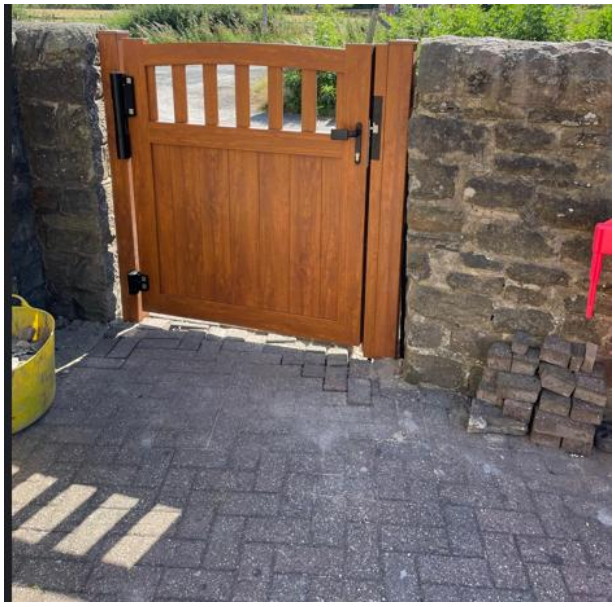


Picture of the door installed to the first floor office with a stone lintel and stone jambs.

Entrance Gates.

The entrance gates have been installed to improve security, define the site entrance and enhance the overall presentation of the property.

The gates are proportionate in scale and design and do not obscure important views of the listed building or detract from its setting. The gates have been set into the existing stone pillars of the walls surrounding the building's frontage. The gates are simple in design and low level in height so as not to dominate the openings in which they stand.





Pictures of the pedestrian gate installed. The gate has a stained timber finish to match the existing garden wall door detailed overleaf. Note it has been installed between the existing stone openings.



Pictures of the main access gate installed. The gate has a stained timber finish to match the existing garden wall door detailed overleaf. Note they have been installed between the existing stone openings.

Landscaping

The main car parking and hard surface areas were all finished in tarmac which was in poor condition with drainage ponding and patches. The applicant has had the site resurfaced in matching tarmac. The tarmac installed is porous and therefore planning is not required. As the material matches the existing it is debatable whether Listed Building Consent is required however, if necessary, the tarmac surfacing can be included within the Listed Building Consent application.

Sustainability

The materials used in the building's conversion have all been selected so as to be sustainable and match the building environment and age within which they are located.

Heritage Considerations

Section 16 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets.

The works subject to this application do not result in substantial harm to the significance of the listed building. Their impact is confined primarily to functional alterations associated with the continued occupation and use of the property.

Where modern materials have been introduced, these have been limited to extent and are largely associated with secondary elements rather than the principal historic fabric. Furthermore, the accessibility improvements provide a clear public benefit by enabling inclusive access.

Overall, the significance of the listed building and its setting remains readily appreciable.

Planning Policy Considerations.

The National Planning Policy Framework (Revised December 2024)

The presumption in favour of sustainable development.

For decision-taking this means:
c) approving development proposals that accord with an up-to-date development plan without delay.

Decision-making

39. Local planning authorities should approach decisions on proposed development in a positive and creative way.

Decision-makers at every level should seek to approve applications for sustainable development where possible.

Proposals affecting heritage assets

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.

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.

Amber Valley Local Plan 2020-2040.

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 planform, historic fabric and detailing,
d) provide a long-term sustainable future for heritage at risk, whilst retaining the significance of heritage assets,

Planning Balance

The retrospective alterations have delivered improvements in accessibility, security and usability whilst preserving the character and appearance of the listed building and its setting.

The additions are functional and sustainable and do not harm their setting indeed could represent an improvement in the sites' overall setting.

The powder coated aluminum material used in the door opening is acceptable when considering the context of the building in which they have been installed, whilst the stone jambs match current features within the Listed Building and are not therefore incongruous and out of place.

The ramp is an essential component for the accommodation provided and ha been installed to blend in with the surrounding tarmac. The block paving is an improvement on the existing incongruous red paving installed to the frontage of the main listed building.

The gates are a security feature and have been designed to fit the existing historic wall abutments and are simple in design and do not dominate their setting.

Although the above works were undertaken without prior conservation approval, the applicant has sought to regularise the position through this application and remains committed to working positively with the Local Planning Authority.

It is considered that the development results in no more than a low level of heritage impact and that the benefits arising from the works outweigh any limited change to the appearance of the curtilage building.

Conclusion

The retrospective application provides an opportunity to regularise alterations that have improved the operation, accessibility and security of the property without causing unacceptable harm to the significance of the listed building or its setting.

It is therefore respectfully submitted that planning permission should be granted.