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Sent: 27 October 2026 21:50
To: Development
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AVA/2026/0598 111 Church Road Erection of a replacement dwelling (may affect the character of the conservation area) **Wholly within the Quarndon Conservation Area**

1. Conservation Area Issues

NPPF Policy HE2 Clearly demolition of the existing cottage – which first appears on the Kedleston Estate map of 1762, perhaps a framework knitter's cottage (a key industry in Quarndon's history), then as a farm in a map of the 1816 Quarndon Enclosure Award – would not **'enhance or better reveal its significance'** in the Conservation Area.

NPPF Policies HE7 & HE9 The existing cottage is prominent in the iconic view south down Church Road, as are the roof and chimneys of the Grade II listed 'Hall Cottages making a very positive contribution to the character and appearance of the Conservation Area.Loss of the subject cottage would be fundamentally detrimental to this view and the setting of the listed Hall Cottages.

The adopted Amber Valley Borough Local Plan (2022 – 2040) - Policy EN4 Heritage Assets It is self-evident that the 'harm or loss' to the significance of this non-designated heritage asset is not justified by itsdemolition.

2. The Quarndon Neighbourhood Plan (2018–2033), which together with the Amber Valley Borough Local Plan forms the Local Development Plan for the parish of Quarndon and whose policies should be given equal weight to those in the Amber Valley Borough Local Plan in determining planning applications.

Policy QH3 New dwellings within the Village of Quarndon will be expected to contribute to meeting the requirement for downsizing and starter homes of up to 3 bedrooms

Demolition of a 3-bedroom cottage to build a new large four (or potentially five) bedroom home contravenes this policy.

Policy QDBC1 b) complementing the surrounding street scene in terms of building form, enclosure and boundary treatments;

c) set within the plot to reflect the surrounding character;

f) reflecting the scale, height and massing of neighbouring properties

Whilst the proposed house may complement the modern building immediately to the north, it cannot be said to complement those buildings in the Conservation Area to the south or in any way reflect the character and heritage of the existing cottage. The proposed house is very large, virtually filling the full width of the site, & the ground floor is set at the level of the uphill (North) side of the site, giving it an over-dominant appearance, particularly in relation to #105.

j) using permeable surfaces in hard landscaped areas, & driveways;

k) ensuring that water run-off onto adjoining land is not increased;

It is not clear how drainage will be managed – the proposal is to build on or pave around 75% of the entire site, leaving just a 5m strip of garden to the rear

Policy QEN2 Heritage assets in the Quarndon Neighbourhood Area will be conserved in a manner appropriate to their significance.

Complete demolition of a cottage dating back to the early 18th Century and home to several generations of the prominent Fowkes family (first appearing in Parish Records in 1620) and who by 1839 were farming 55 acres in the village **cannot be considered as appropriate conservation.**

It is clear this application is in breach of multiple National, LPA and Neighbourhood Planning Laws and Quarndon Parish Council recommends AVBCrefuses it.

Quarndon Neighbourhood Plan, together with the adopted Local Plan, forms the statutory development plan for the area. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the development plan, unless material considerations indicate otherwise.

Kindest Regards
Sarah Strachan
Parish clerk