

Planning Committee 10th October 2023

APPLICATION NUMBER		22/00856/LBALT	
SITE ADDRESS:		Riber Castle, Riber Road, Riber, Matlock	
DESCRIPTION OF DEVELOPMENT		Alterations in association with conversion of outbuildings to dwellings and reconstruction of gatehouse to form dwelling	
CASE OFFICER	Adam Maxwell	APPLICANT	Mr Alan Wright
PARISH/TOWN	Matlock Town	AGENT	Mr Craig Barnsdale
WARD MEMBER(S)	Cllr Steve Flitter Cllr David Hughes Cllr Joanne Linthwaite	DETERMINATION TARGET	13.10.2023
REASON FOR DETERMINATION BY COMMITTEE	Major application	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context.

MATERIAL PLANNING ISSUES

- Impact on Riber Castle and its setting

RECOMMENDATION

That listed building consent be granted subject to planning conditions set out in section 8.0 of the report.

1.0 THE SITE AND SURROUNDINGS

- 1.1 Riber Castle (built in 1868) is a grade II listed building located in a prominent location within the Riber Conservation Area. The site is also within the Buffer Zone of the Derwent Valley Mills World Heritage Site.
- 1.2 During the mid-20th century the castle and its outworks fell into disrepair and its roof was removed. The site was then occupied as a zoo until the 1990s by which time the castle was a shell. The castle is currently being converted to residential apartments following the grant of planning permission by the Secretary of State and associated listed building consent.
- 1.3 Access to the site is via Riber Road and there is a public footpath running along part of the northern boundary of the site. The nearest neighbouring properties are within Riber to the south and west. The Lodge is located adjacent to the access to the site.

2.0 DETAILS OF THE APPLICATION

- 2.1 Listed building consent is sought for works to facilitate the conversion of existing outbuildings and reconstruction of the gate house to dwellings. The application is submitted alongside the application for planning permission.
- 2.2 The plans show a total of 20 dwellings within the grounds of the castle. These would be a mixture of new build dwellings and conversion / reconstruction of outbuildings associated with the castle. The number of dwellings proposed within the grounds and broad locations are the same as previously approved by the Secretary of State.
- 2.3 The application proposes alterations to the detailed design and location of the dwellings and additional built development within the outbuildings to facilitate the use of the bath house as pool for residents. The proposed link would connect the castle to the outbuildings to the east. The orangery extension would be to the west of the castle.







3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

3.1 Other:

The National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance

Historic England Advice Note 2 - Making Changes to Heritage Assets (2016)

Historic England Advice Note 4 - Enabling Development and Heritage Assets (2020)

4.0 RELEVANT PLANNING HISTORY:

07/01033/FUL	Engineering operations to facilitate formation of 3 no. ponds and swale	PERC	08/02/2008
08/00673/FUL	Formation of bin store and underground basement to accommodate plant equipment and meter rooms	PERC	03/12/2008
08/00674/LBALT	Alterations to listed building - Formation of bin store and underground basement to accommodate plant equipment and meter rooms	PERC	03/12/2008
08/00742/FUL	Engineering operations comprising redistribution of spoil from site excavations	PERC	21/05/2009
04/07/0609/AMD	Non-material Amendment - Internal floor layout alterations	PER	16/06/2022
22/00739/LBALT	Proposed alterations to internal floor layout	PER	25/08/2022
04/08/0766	Alterations to listed building - Works to bailey walls	PERC	13/07/2005
04/07/0609	Refurbishment and conversion of castle and outbuildings to form 35 dwellings, erection of 11 new dwellings to include a rebuilt gatehouse and associated access	CI	16/03/2006
03/09/0729	Alterations to listed building - Conversion of gatehouse to form 4 no. flats	NOOBJ	15/07/2004
03/08/0655	Change of use and conversion of gatehouse to form 4 no. flat units	NONDET	15/07/2004
02/03/0199	Refurbishment and conversion of castle and outbuilding to form 35 dwellings and erection of 11 new dwellings to include a rebuilt gatehouse	W	21/04/2004
02/03/0198	Alterations to Listed Building - Works to include partial rebuild and refurbishment associated with residential conversion of castle and outbuildings	A	07/05/2004
05/00022/HEAR	Change of use and conversion of gatehouse to form 4 no. flat units	DISMIS	15/07/2004
05/00054/CI	Refurbishment and conversion of castle and outbuildings to form 35 dwellings, erection of 11 new dwellings to include a rebuilt gatehouse and associated access	ALLOW	16/03/2006

5.0 CONSULTATION RESPONSES

5.1 Town Council: No objection

5.2 Historic England

“Riber Castle was built in 1868, by John Smedley, a local Victorian entrepreneur who established himself in the hosiery business in a nearby factory in Lea Mills and built a hydro in Matlock. The building was later used as a school but following a period of uncertainty it deteriorated to a ruin. The site was subsequently used for a zoo until it became vacant and was sold. A residential conversion scheme was later granted at appeal with associated enabling development within the grounds.

Due to its prominent elevated siting, the castles silhouette is a dominant feature in the skyline and imposing landmark feature that is visible from a multitude of locations in the surrounding area. The Caste dominates the surrounding countryside and this part of the wider setting of the Derwent Valley Mills World Heritage Site (DVMWHS).

The building is grade II listed as a building of national special architectural and historic interest. It is located within the Riber Conservation Area and Derwent Valley Mills World Heritage Site buffer zone. The Castle and its associated buildings make an important positive contribution to the Riber Conservation Area and contribute to the Outstanding Universal Value of the World Heritage Site.

DVMWHHS is of the outstanding universal value (OUV) as identified by UNESCO and is of international significance. The rural character of the surrounding countryside is an important part of its significance, because it demonstrates the arrested development of the pioneering industrial sites located in the valley bottom. Unlike other industrial locations the mills and settlements in the Derwent Valley did not continue to develop into large urban areas and there is a hard edge between the historic industrial developments and the surrounding countryside which can still be readily seen and appreciated today.

We note that a revised Heritage Statement has now been submitted which has broadly addressed our previous concerns in this regard. Having considered the information provided we concur with your conservation officer’s comments in relation to the potential impacts on the significance of the heritage assets affected by the proposal. We recommend you seek further advice from the County Archaeologist in relation to potential impact on below ground archaeology.

As previously advised your authority will need to consider what the justification for additional units and service buildings in the context of the original decision which identified that the 2004 was the minimum viable necessary. As you are aware the housing market in the local area has led to significantly higher prices for housing than would have been achieved in 2004, indicating that your authority will need to robustly consider the justification for more development.

Our advice is given in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, the Planning Practice Guidance and the Historic Environment Good Practice in Planning Notes 2-3. We refer you to PPG in relation to the assessment of impact in relation to development which could potentially affect the WHS and the recent published guidance from UNESCO and its advisory bodies.

We urge you to consider the above and recommend that the applications should be determined in accordance with national and local policy guidance, and on the basis of your

specialist conservation and archaeological advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.”

5.3 DDDC Conservation Officer

“Riber Castle (built in 1868) is a grade II listed building (listed 1950) located in a prominent location within the Riber Conservation Area. The site is also within the Buffer Zone of the World Heritage Site.

In the post-WWII years the Castle and its outworks fell into disrepair and its roof was removed. In the 1960s it was taken over as a Wildlife Zoo which continued until the 1990s. By that time the Castle itself was a shell.

An application for Planning Permission was also made in 2004 (04/07/0609) which included works of alteration and conversion of the Castle and for the erection of dwellings within the castle grounds and associated works. This application was ‘called in’ by the Secretary of State (SoS) to determine. The application was allowed by the SoS in March 2006.

This current application for Planning Permission is for the ‘erection 11no. dwellings within castle grounds, conversion of existing outbuildings and gatehouse to form 7no. dwellings, reconstruction of gatehouse to form 2no. dwellings, erection of orangery, covered parking area and helipad’.

This current application, whilst containing all of the proposed development allowed by the SoS also includes some amendments to the allowed development and some new development works. The principal amendments to the allowed development scheme are:

- i. ‘Plot 1’ layout has been altered
- ii. ‘Plot 4’ layout has been altered slightly and the projecting 90 degree kink (on the original layout) has been removed.
- iii. ‘Plots 6 & 7’ have been separated (rather than con-joined).

The new development works are:

- iv. A flat roofed ‘link’ section on the right hand side of the main Castle
- v. An attached ‘orangery’ on the left hand side of the main Castle
- vi. ‘Unit 1’ on the right hand side of the Castles garden
- vii. An underground carpark

The above developments are commented on below:

- i. The ‘L’ shaped part of the property has been re-located to the side of the existing corner turret and garden wall. This is a two-storey element and its interface with the corner turret will be a glazed ‘link’ which will allow a light architectural abutment to the turret. It is considered that, subject to constructional details etc. that the proposed amendments to Plot 1 are considered to be acceptable.
- ii. The general plan layout of Plot 4 has been flipped and the leg of the ‘L’ shaped building has been aligned with the angle of the garden wall. It is considered that,

subject to constructional details etc. that the proposed amendments to Plot 4 are considered to be acceptable.

- iii. As originally approved Plots 6 & 7 abutted at a corner. The proposed amendment is to slightly separate the two dwellings to negate the abutment. It is considered that, subject to constructional details etc. that the proposed amendment to Plots 6 & 7 are considered to be acceptable.
- iv. The historical & archaeological assessment of the Castle has shown that on the right hand side of the Castle (between the former coach house and Castle) there was an internal link – most probably the principal entrance to the Castle. The amendment, therefore, includes a flat roofed section over this area to re-introduce this linking element. It is considered that, subject to constructional details etc. that the proposed amendment is acceptable.
- v. Historic photos indicate the presence of a conservatory or orangery on the left hand side of the Castle. This was removed historically. In this regard, the concept of such a building type/structure on this side of the Castle has been historically established. Historic photos depict a square or rectangular structure with a shallow, lean-to roof (possibly glazed). The photos provide insufficient detail for a faithful re-creation of this former conservatory and the proposal is to erect a, smaller, stone clad conservatory (with a parapetted flat roof and roof lanterns and glazed openings to the south-east & south-west). The design and detailing of the new conservatory (orangery) is depicted on the submitted drawings. It is considered that the proposed orangery will be an acceptable extension/addition to this part of the Castle and in its location, form, scale, mass and detailing will not have an adverse or harmful impact on the character and appearance of the Castle.
- vi. Unit 2 follows the general footprint of a linear glass house on this side of the walled garden. This was approved in the original planning approval on the site of the original 'bath houses'. The amendment includes for the provision of a new building (Unit 1) of similar architectural type and detail as Unit 2 and located on the same side of the walled garden. This part of the walled garden, in a plan of 1892 indicates an area for 'refuse & manure'. Whilst no building is indicated in this location it is considered that a continuation of the design and style of Unit 2, in this part of the walled garden would not have an adverse or harmful impact on the setting of the Castle.
- vii. Whilst the Castle served the purposes of a zoo, car parking along the front of the Castle was established. Whilst conversion and building works have been taking place over the last ten years or so this area at the front of the Castle has also been used for car parking. As part of the overall plan for the Castle and its site there has been a desire to conceal, if possible, the provision of car parking needed to serve the apartments in the Castle. In this regard, the concept of an underground carpark has been formulated. The proposed location and design of the underground car park is depicted on the submitted drawings. The parts of the construction that will be visible 'above' ground are all to be stone clad. It is considered that the proposed location, form and architectural treatment and finish etc. of the proposed underground car park will not constitute adverse impact or harm on the setting of the Castle and will provide concealed car parking in the vicinity and frontage of the Castle.

- viii. On the land to the south-west of the Castle & its walled garden it is proposed to introduce a helipad. This will all be level with the current land level and comprise a tarmacked access track and a circular concrete helipad. In its proposed form and layout etc. it is considered that the helipad and access track would not constitute adverse impact or harm to the setting of the Castle.

It is considered that the proposed amendments to the originally approved scheme would not constitute adverse impacts or harm to the listed buildings and their setting, the Conservation Area or to the setting of the World Heritage Site.”

5.4 DCC Archaeologist

“Thank you for re-consulting on these related applications. I have looked again at this application and I am glad to note the submission of an augmented and enhanced Heritage Statement which is fit for the purposes of Para 194 of NPPF.

I also note the latest consultation responses from Historic England and your own conservation officer. The Heritage Survey proposes there being a slight chance for the preservation of hitherto unknown archaeological deposits/features, which pre-date the castle while noting previous archaeological work which stated (my emphasis).

Although no other known archaeological remains lie within, or close to the study area, the richness of the surrounding landscape would suggest that this could result from a lack of detailed fieldwork and recent agricultural activity. The study area lies virtually on the summit of a spur of land overlooking the River Derwent: it drops steeply to the north-west (overlooking the confluence of the Derwent with the Bentley Brook), and more gently to the south-east forming an eminence overlooking the gritstone plateau to the south-east. Its location, overlooking the river valley, a confluence within that valley and the sloping shelves of the plateau is a classic location for activity during all periods.

Though it may be that the subsequent construction of the castle has removed traces of any underlying archaeology this is as yet an untested assumption. While I suspect the Heritage Assessment is correct regarding the relative status and significance of any below ground archaeology and it not forming a bar to development there will be a necessity for archaeological works in the form of an archaeological watching brief during groundworks and, in the area which will be affected by the underground carparking, and an archaeological watching brief scalable to strip map and record excavation with provision built into the archaeological coverage for a scalable excavation response dependent on results.

This work could be conditioned into planning consent”

6.0 REPRESENTATIONS RECEIVED

6.1 A total of 4 letters of representation have been received to date in objection to the application. The material planning reasons given are summarised below:

- a) The application should be rejected unless it represents an improvement with reduced impact.

- b) The orientation and design of plot 1 and plot 4 do not take into account their impact on the rural setting when viewed from the South.
- c) The amendments to plot 1 would be visible above the castle wall and would detract from the castle and the landscape setting. The design does not meet the requirement for minimal impact or harm to the rural setting.
- d) The increase in size of plot 4 from a 4 bedroom to a 7 bedroom dwelling contravenes their application as it only provides for 4 and 5 bedroom properties.
- e) Due to the scale of plot 4 which will look out into the paddock area and be visible from the south. The amended plot 4 does not appear to meet the parameters of a dwelling that would be integrated into its setting and associated with the castle. This design is potentially harmful to the setting.
- f) The plans do not clearly define a boundary between the site and the hamlet. The developer has chosen to relocate plot 8 so that it no longer forms a physical boundary between the site and the hamlet.
- g) The permission granted by the Secretary of State only allowed access via Riber hamlet for plot 8 and emergency access.
- h) The drawings imply an open link between Smithy Lane in Riber hamlet and the development site. A gate should be retained and used as an emergency access route only.
- i) The Secretary of State was clear that the permission granted precluded the construction of any additional dwelling. If the developer wishes to amend the development or combine units on site this should not be used to gain a new dwelling.
- j) The developer should not be permitted to build more structures on the site because they wish to change a dwelling provision to gain higher sales return. The increase is harmful it adds another structure onto the site that is not permitted or necessary.
- k) Query if proposed changes to bedroom numbers indicate that the developer is aiming for the second home or holiday accommodation market.

7.0 OFFICER APPRAISAL

- 7.1 This application seeks listed building consent for works to facilitate the conversion of existing outbuildings and reconstruction of the gatehouse to dwellings. The application is submitted alongside the application for planning permission.
- 7.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Principle

- 7.3 Planning permission was granted by the Secretary of State for the re-development of the site in 2006 (the 2006 permission). Planning permission was granted for conversion of the castle into 26 apartments, conversion of outbuildings into 9 dwellings, the erection of 10 new dwellings and the reconstruction of the former gatehouse into 1 dwelling (total 46 dwellings). Listed Building Consent was granted for the associated works to the listed building, outbuildings and gatehouse.
- 7.4 Planning permission was granted subject to a number of planning conditions and a planning obligation which amongst other things required phasing (to ensure that works to the castle were carried out). The planning permission was lawfully implemented and construction works have been underway on site for a considerable time with the works to convert the castle to apartments now nearing completion. The 2006 permission and associated listed building consent is a material consideration in the assessment of this application as a fall-back position and should be given significant weight.

7.5 The key issues in the assessment of this application therefore is whether the proposed works and amendments to the detailed design of the scheme are acceptable and justified having had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Impact on Riber Castle and its setting

7.6 Riber Castle was built in 1868, by John Smedley, a local Victorian entrepreneur who established himself in the hosiery business in a nearby factory in Lea Mills and built a hydro in Matlock. The building was later used as a school but following a period of uncertainty it deteriorated to a ruin. The site was subsequently used as a zoo until it became vacant and was sold. The 2006 permission for conversion to apartments was later granted with associated enabling development within the grounds.

7.7 Due to its prominent position, the castles silhouette is a dominant feature in the skyline and an imposing landmark feature that is visible from a multitude of locations in the surrounding area. The castle dominates the surrounding countryside and this part of the wider setting of the Derwent Valley Mills World Heritage Site (DVMWHS).

7.8 The building is grade II listed as a building of national special architectural and historic interest. It is located within the Riber Conservation Area and DVMWHS buffer zone. The castle and its associated buildings make an important positive contribution to the Riber Conservation Area and contribute to the Outstanding Universal Value (OUV) of the World Heritage Site.

7.9 DVMWHS is of international significance. The rural character of the surrounding countryside is an important part of its significance, because it demonstrates the arrested development of the pioneering industrial sites located in the valley bottom. Unlike other industrial locations the mills and settlements in the Derwent Valley did not continue to develop into large urban areas and there is a hard edge between the historic industrial developments and the surrounding countryside which can still be readily seen and appreciated today.

7.10 This current application, whilst containing all of the development permitted by the 2006 permission includes some amendments and new development works. The application has come forward following on-going discussions and pre-application advice given to the applicant by the former Development Manager and the Conservation and Design Officer.

7.11 Policy PD2 is relevant and states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to heritage assets including (amongst other things) conservation areas, listed buildings, archaeological sites or heritage features and non-designated heritage assets.

7.12 The Listed building is a designated heritage asset. The Local Planning Authority is obliged to have special regard to the desirability of preserving listed buildings their setting or any features of special architectural or historic interest which they possesses.

7.13 A Heritage Statement (HS) has been submitted with the application which meets the requirements of policy PD2 and the NPPF. The HS concludes that the development will not result in any harm to the significance of affected heritage assets and that any impact upon archaeology can be mitigated through the imposition of planning conditions to secure a programme of archaeological mitigation.

- 7.14 The Conservation and Design Officer has been consulted on the application and has assessed the proposed amendments to the 2006 scheme along with the orangery, link and garage development.
- 7.15 Concern has been raised in representations in regard to the amendments to plot 1 (within the walled garden west of the castle) and plot 4 (south of the walled gardens). The layout of plot 1 has been amended with a two-storey element abutting the western castle wall. The majority of this dwelling would remain concealed behind the wall, however, part of the two-storey element would be visible above the wall from the west and south. However, this element has been designed with light weight and recessive materials which would mitigate the impact and not erode the dominance or simple form of the castle wall.
- 7.16 The amendments to plot 4 would hand the form to the west and increase the scale of the building and number of bedrooms from 4 to 7. The overall design approach for this plot remains similar and the dwelling would continue to be well related and read in relation to the wider castle. The increase in the scale of the two-storey element would not result in any significant additional or landscape visual impact or harm the setting of the castle.
- 7.17 The remaining amendments to the proposed dwellings are more minor in nature and while there are some changes to the number of bedrooms the amendments are generally minor in nature and would not compromise the quality of the approved development or result in harm to the significance of affected heritage assets, subject to planning conditions to agree details.
- 7.18 Part of the proposed amendments to the dwellings would result in a new building 'Unit 1' on the west side of the walled garden. This would be a continuation of Unit 2 which was approved in the 2006 permission and Unit 1 would be a continuation of the approved design. This element would not result in an additional dwelling because it would facilitate the use of part of the bath house (which was approved for conversion to a dwelling in the 2006 permission) as a swimming pool and changing rooms for residents of the development.
- 7.19 The part of the walled garden where Unit 1 is proposed was historically used for refuse and manure and while no building was located in this position the continuation of the design and style of Unit 2 in this part of the walled garden would not harm the setting of the castle or any other affected heritage asset. Furthermore, the reinstatement of the bathhouse would be an enhancement to significance by restoring an element of its historic plan and legibility.
- 7.20 A link is proposed on the northwest elevation of the castle to the outbuildings. The assessment of the castle has shown that there was historically a link between the castle and the former coach house. The proposed link would re-introduce this element which is acceptable in principle. There is no objection to the design approach of the link subject to planning conditions to agree details.
- 7.21 An orangery is proposed to the south east elevation of the castle to provide an entrance foyer and link to the sub-terrain garage structure. Historic photographs indicate the presence of a conservatory or orangery on this side of the castle. Therefore, the principle for such a building on this side of the castle has been historically established and is acceptable. The historic photographs are not sufficiently detailed to inform a faithful re-creation and therefore the proposal is for a smaller, stone clad conservatory with a parapet roof and roof lanterns. There is no objection to the proposed design approach and it is concluded that this element will not harm the significance of the castle or any other affected heritage asset.
- 7.22 The application proposes a partially sub-terrain car park, store and plant room for occupants of the development. The garage structure would be sited to the south west of the castle and provide pedestrian access to the proposed orangery via a lift. Car parking to the front of the castle was established while the site was occupied as a zoo. The 2006 permission retaining

this parking for occupants of the development. The proposed car park is intended to conceal the provision of car parking to serve the apartments and reduce the impact upon the front of the castle.

- 7.23 The parts of the garage structure visible above ground would be viewed as low stone walls and there are no objections to the scale, location, form or materials of the proposed building. Due to the design approach little of the structure would be visible above ground and as a result the garage would not result in harm to the setting of the castle or other affected heritage assets either in and around the site or in the wider landscape. The proposed garage therefore would not result in harm to the setting of the castle or affected heritage assets and would facilitate the removal of car parking from the front of the castle which would be an enhancement.
- 7.24 Taken as a whole the proposed amendments would be broadly similar in scale, form and location to the 2006 permission. The proposed amendments to the precise design, scale and location of dwellings are acceptable and would maintain the design quality and approach of the 2006 permission. The proposed additional development would be acceptable for the reasons set out above and would result in some enhancements to the significance of the castle. Overall the development would conserve the significance of Riber Castle, Riber Conservation Area and the setting of the DVMWHS.
- 7.25 It is therefore concluded that the development will conserve the significance of Riber Castle, Riber Conservation Area and the setting of the DVMWHS. The development would not harm the significance of any other heritage asset. The development is therefore in accordance with policy PD2 and the NPPF.

Conclusion

- 7.26 The application proposes amendments to the 2006 permission and other additional minor ancillary development. The proposals have been carefully considered by the Conservation and Design Officer and Historic England and it is concluded that the proposals would maintain the design quality and approach of the approved development and not result in any harm to the significance of Riber Castle or its setting.
- 7.27 The application is therefore recommended for approval subject to the imposition of planning conditions.

8.0 RECOMMENDATION

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall not be carried out other than in accordance with the following approved plans and subject to the following conditions and modifications:

Site Location – A116 2
Site Layout – A108 9
Ground Flood Layout – A102 1
Castle Sections 1 – A401 1
Unit 1 – A527 3
Unit 2 – A528 3
Unit 6 – A532 3
Unit 7 – A533 4
Unit 8 – A536 3
Unit 9 – A535 4
Unit 11 – A534 4
Bath House – A529 3

Coach House – A530 2
Saddlery – A531 3
The Stable Block – A537 2
Plot 1 Sheet 1 – A538 3
Plot 1 Sheet 2 – A538.1 2
Plot 2 Sheet 1 – A539 2
Plot 2 Sheet 2 – A540
Plot 3 Sheet 1 – A541 2
Plot 3 Sheet 2 – A542 1
Plot 4 Sheet 1 – A543 3
Plot 4 Sheet 2 – A544 3
Plot 5 Sheet 1 – A545 4
Plot 5 Sheet 2 – A546 4
Plot 6 Sheet 1 – A547 3
Plot 6 Sheet 2 – A548 3
Plot 7 Sheet 1 – A549 3
Plot 7 Sheet 2 – A550 3
Plot 8 Sheet 1 – A551 3
Plot 8 Sheet 2 – A552 3
Plot 9 & 10 Garden Wall Views – A557 2
Plot 9 Sheet 1 – A553 3
Plot 9 Sheet 2 – A554 3
Plot 10 Sheet 1 – A555 3
Plot 10 Sheet 2 – A556 2

Reason:

For clarity and the avoidance of doubt and in the interests of the proper planning of the area.

2. No further external works shall take place until details of the materials to be used in the construction of the external surfaces, including the rebuilding or reinstatement of existing walls, where necessary, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out only in accordance with the approved details and shall be completed prior to the first occupation of that phase of the development.

Reason:

To ensure that the works is of an appropriate design and construction which conserves the significance of Riber Castle and its setting.

3. No works to erect new stonework or pointing shall be carried out other than in accordance with details of the coursing of new stonework and pointing of existing and new walls has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out only in accordance with the approved details.

Reason:

To ensure that the works is of an appropriate design and construction which conserves the significance of Riber Castle and its setting.

4. Prior to the commencement of any further works , a detailed programme and methodology of building works, including a scheme of stabilisation of walls and buildings during conversion, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the works shall not be carried out other than in accordance with the approved programme and methodology.

Reason:

To ensure that the works conserve the significance of Riber Castle and its setting.

5. Prior to the installation of windows and doors, detailed drawings of external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall be at a scale of 1:10 and shall include sections and information on materials and external finishes to be used. Thereafter the works shall not be carried out other than in accordance with the approved details.

Reason:

To ensure a high quality design that conserves the significance of Riber Castle and its setting.

6. Prior to installation of rainwater goods in any approved phase, details of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall not be carried out other than in accordance with the approved details and shall be completed before the first occupation of that phase.

Reason:

To ensure a high quality design that conserves the significance of Riber Castle and its setting.

7. Details of any external vents, soil pipes, meter boxes and flues shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. Thereafter the works shall be carried out only in accordance with the approved details.

Reason:

To ensure a high quality design that conserves the significance of Riber Castle and its setting.

9.0 NOTES TO APPLICANT:

The Local Planning Authority has provided pre-application advice and discussed the merits of the application with the applicant during the course of the application and requested further supporting information.

This decision relates solely to the application form and the following plans and documents:

Planning application form
Site Location – A116 2
Site Layout – A108 9
Ground Flood Layout – A102 1
Castle Sections 1 – A401 1
Unit 1 – A527 3
Unit 2 – A528 3
Unit 6 – A532 3
Unit 7 – A533 4
Unit 8 – A536 3
Unit 9 – A535 4
Unit 11 – A534 4

Bath House – A529 3
Coach House – A530 2
Saddlery – A531 3
The Stable Block – A537 2
Plot 1 Sheet 1 – A538 3
Plot 1 Sheet 2 – A538.1 2
Plot 2 Sheet 1 – A539 2
Plot 2 Sheet 2 – A540
Plot 3 Sheet 1 – A541 2
Plot 3 Sheet 2 – A542 1
Plot 4 Sheet 1 – A543 3
Plot 4 Sheet 2 – A544 3
Plot 5 Sheet 1 – A545 4
Plot 5 Sheet 2 – A546 4
Plot 6 Sheet 1 – A547 3
Plot 6 Sheet 2 – A548 3
Plot 7 Sheet 1 – A549 3
Plot 7 Sheet 2 – A550 3
Plot 8 Sheet 1 – A551 3
Plot 8 Sheet 2 – A552 3
Plot 9 & 10 Garden Wall Views – A557 2
Plot 9 Sheet 1 – A553 3
Plot 9 Sheet 2 – A554 3
Plot 10 Sheet 1 – A555 3
Plot 10 Sheet 2 – A556 2
Garage Details 1 – A802 4
Garage Details 2 – A803 5
Garage Details 3 – A804 2
Orangery Details – A801 3

Conservation Statement – 2015
Landscape Management Plan – Revision C
Heritage Statement – AH789/22/12/22V2
Covering Letter – 21/12/2022 – REV.3
RammSanderson letter – RSE_6335_L1_V1
Ecological Impact Assessment – RSE_6335_R1_V3_ECIA
Plan Ref: RIBE_0001_CASTLE - Sheet - A108 - Site Layout (baseline)
Plan Ref: RIBE_0001_CASTLE - Sheet - A108 - Site Layout (proposed)
RSE_6335a_BIA_V2R2