

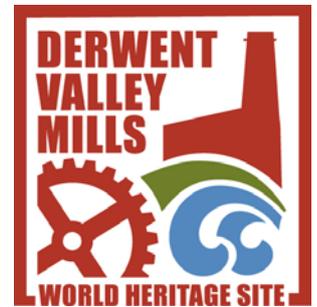
# DERWENT VALLEY MILLS WORLD HERITAGE SITE

Shand House, Dale Road South, Darley Dale, Matlock, Derbyshire, DE4 3RY

T: +44(0) 1629 536831

E: [info@derwentvalleymills.org](mailto:info@derwentvalleymills.org)

[www.derwentvalleymills.org](http://www.derwentvalleymills.org)



**Gareth Griffiths**  
**Development Management**  
**Derbyshire Dales District Council**  
**Town Hall**  
**Matlock DE4 3NN**

22nd May 2019

Dear Gareth

**18/00316/OUT: Erection of two dwellings and associated access at Lyntree House, Intake Lane, Cromford.**

Please find below my response to the consultation concerning the above application. These comments will be taken to the World Heritage Site Conservation and Planning Panel for verification in June.

The site lies within the Derwent Valley Mills World Heritage Site (DVMWHS). The Derwent Valley Mills were inscribed on the World Heritage List by UNESCO in 2001. The Derwent Valley Mills Partnership, on behalf of HM Government, is pledged to conserve the unique and important cultural landscape of the Derwent Valley Mills World Heritage Site; to protect its outstanding universal value (OUV), to interpret and promote its assets; and to enhance its character, appearance and economic well-being in a sustainable manner.

The retrospective Statement of Outstanding Universal Value (SOUV) for the Derwent Valley Mills was adopted by the World Heritage Committee in 2010. The SOUV refers to the following UNESCO criteria, which the World Heritage Committee agreed were met at the time of inscription. They are:

- C(ii) That the site exhibits “an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design”;
- C(iv) That the site is “an outstanding example of a type of building or architectural or technological ensemble or landscape, which illustrates a significant stage in human history”.

The SOUV records that these criteria were met for the following reasons:

- C(ii) The Derwent Valley saw the birth of the factory system, when new types of building were erected to house the new technology for spinning cotton developed by Richard Arkwright in the late 18<sup>th</sup> century.
- C(iv) In the Derwent Valley for the first time there was large-scale industrial production in a hitherto rural landscape. The need to provide housing and other facilities for workers and managers resulted in the creation of the first modern industrial settlements.

A Management Plan for the World Heritage Site was created in 2002, and updated in 2014. It has as the first of its nine aims to: “protect, conserve and enhance the Outstanding Universal Value of the DVMWHS.” In accordance with this aim, and with reference to Section 12.1 of the Management Plan, I have consulted with Derbyshire County Council’s Conservation, Heritage and Design Service (which advises the World Heritage Site Partnership in planning matters), and received the following advice:

Lyntree House is a historic property located at the junction of Intake Lane and Derby Road, and its curtilage is located wholly within the DVMWHS and the Cromford Conservation Area (CA). The 1841 Tithe Award map indicates a building in this location which was probably a cottage at that time. The building was presumably modified to become a lodge house as the first edition OS map identifies the building at the junction of Intake Lane and Derby Road, now known as Lyntree House, as ‘Lodge House’.

As the site is within the WHS, which is a heritage designation of the highest significance as identified by the NPPF and is within the Conservation Area, it is not appropriate to consider an application in this location of this magnitude in outline.

Notwithstanding the above, a simple map regression exercise reveals that the building and its curtilage have been altered very little since at least 1841. This part of the WHS has a pleasant character which contributes positively to the environs of both the WHS and the Conservation Area.

From the limited amount of information available in support of the outline application the DVMWHS Partnership believes that the proposal will damage the authenticity of the WHS’s character and so negatively impact on its OUV. In addition to this the proposals will not ‘preserve or enhance’ the character of the Cromford Conservation Area. Therefore this application should be refused.

I hope these comments can be considered when a decision is made concerning this development.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Farmer'. The signature is written in a cursive, flowing style.

**Adrian Farmer**

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site.

cc Dr Mark Askey, DDDC