



The Historic Environment Supplementary Planning Document Update

April 2026

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Preface

This SPD is being reported to the Council meeting on 6th May 2026.

National Planning Practice Guidance advises that Supplementary Planning Documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.

In accordance with this guidance, the Council has prepared a number of SPDs as outlined in its Local Development Scheme to provide guidance to developers, architects, agents and landowners considering submitting a planning application in relation to the following topics:

- Successful Healthy Places;
- Local Parking Standards.

This SPD relates to the Historic Environment and is an update of the 2006 version of the SPD. It supports Policies SC16-SC21 of the Local Plan for Bolsover District (March 2020) to ensure that development conserves and enhances the assets that comprise Bolsover's historic environment. This guidance aims to achieve a greater understanding of what Significance means in relation to historic assets with the overall aim to support development in the historic built environment that will not cause harm and will achieve a high quality of design.

Finally, this SPD has been prepared in accordance with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Foreword

Our Council Plan – Bolsover District The Future 2023-2028 – places a strong emphasis on boosting economic growth for local communities while enhancing both the built and natural environment, to create high quality places with a clear and distinctive sense of identity.

Key to this is Bolsover's historic built environment, a layered landscape shaped by centuries of farming estates and coalfield villages, with the eponymous town of Bolsover having a Market Charter dating from 1226. A district where medieval street patterns, estate architecture, industrial heritage and distinctive local building stones creates a mix of historic townscapes, landmark buildings and the subtle traces of past industries. Bolsover is a district where the story of settlement, work and landscape change is still clearly written into the places people live and move through today.

We published our Historic Buildings SPD in 2006 to provide a guide to conserving and enhancing the district's historic environment.

National guidance has evolved since the SPD was adopted. The need to understand the significance of historic assets and the impact of proposals on that significance underpins all assessments on their development. This updated guidance therefore provides information on what significance means across the range of heritage assets. It sets out what information the Council requires in support of applications for the development of historic assets and where further advice and information can be found.

We hope that you agree with us about the importance of our district's heritage. It underpins local identity and distinctiveness and is something to celebrate, forming a key part of our Bolsover Place Programme. We see heritage as a positive catalyst for sustainable growth and regeneration. In valuing historic places as assets that



attract investment, support revitalisation and strengthen local identity, the aim is that this updated guidance provides a clear framework for managing change in a way that celebrates our heritage and supports well designed, sustainable regeneration.

Councillor Tom Munro

Portfolio Member for Growth,
Bolsover District Council



Policy Context

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2024), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance.

As set out in the NPPF, if development causes harm to the significance of heritage assets it must be clearly justified. Substantial harm is only considered acceptable in exceptional cases and must be outweighed by significant public benefits or proven lack of alternatives. Less than substantial harm should be weighed against public benefits.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 – Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

SC21 – Non-designated Local Heritage Assets

Related documents

The Council have produced other guidance that are companions to this Historic Environment SPD that could be useful references.

Shopfront Improvement Scheme Design Guide – The purpose of the design guide is to promote good shop front design by showing the characteristics of successful shop fronts in historic settings.

Successful Healthy Places SPD – The purpose of the guide is to inform the creation of neighbourhoods that are designed around the linked concepts of good place making and sustainability.

Purpose of this document

The purpose of this Historic Environment Supplementary Planning Document is to provide guidance to developers, architects, agents and landowners when considering any development that could impact on an historic asset.



1.0 Introduction

1.0 Introduction

This Supplementary Planning Document (SPD) has been developed to provide guidance on development and the District's historic environment. The document defines how the best parts of the District's wider cultural heritage encompassing Conservation Areas, Listed Buildings, historic agricultural buildings, Historic Parks and Gardens and archaeology will be safeguarded and managed to ensure their long term conservation. The document forms part of the Bolsover District Local Development Framework and supports the Local Development Documents.

Document layout

Local Distinctiveness, detailing the important historic landscapes and historic landscape features of the District.

Conservation Areas, guidance on development in conservation areas and the key considerations.

Listed Buildings, guidance on the definition, selection and classification of listed buildings. Guidance on alterations, fixtures and fittings, extensions and repairs.

Historic Agricultural Buildings, guidance on rural buildings, the conversion of farm buildings into residential use, extensions to buildings and design considerations including general features, roofs, openings, curtilage and nature conservation.

Historic Parks and Gardens, guidance on criteria for designation and description of registered Parks and Gardens in Bolsover District.

Archaeology, guidance on areas of archaeological importance, scheduled monuments, medieval settlements, the assessment of planning applications that affect archaeology including archaeological appraisal, desk-top study, site evaluation and mitigation and the portable antiquities scheme.

Setting, guidance on the importance of setting in assessing significance of heritage assets

Applying for Consent, guidance on validation, heritage impact assessment and the evaluation of Significance.

Appendices, comprising plans of settlements with potential for medieval archaeology **(A)**, a list of scheduled monuments **(B)** and a list of conservation areas and their designation dates **(C)**.

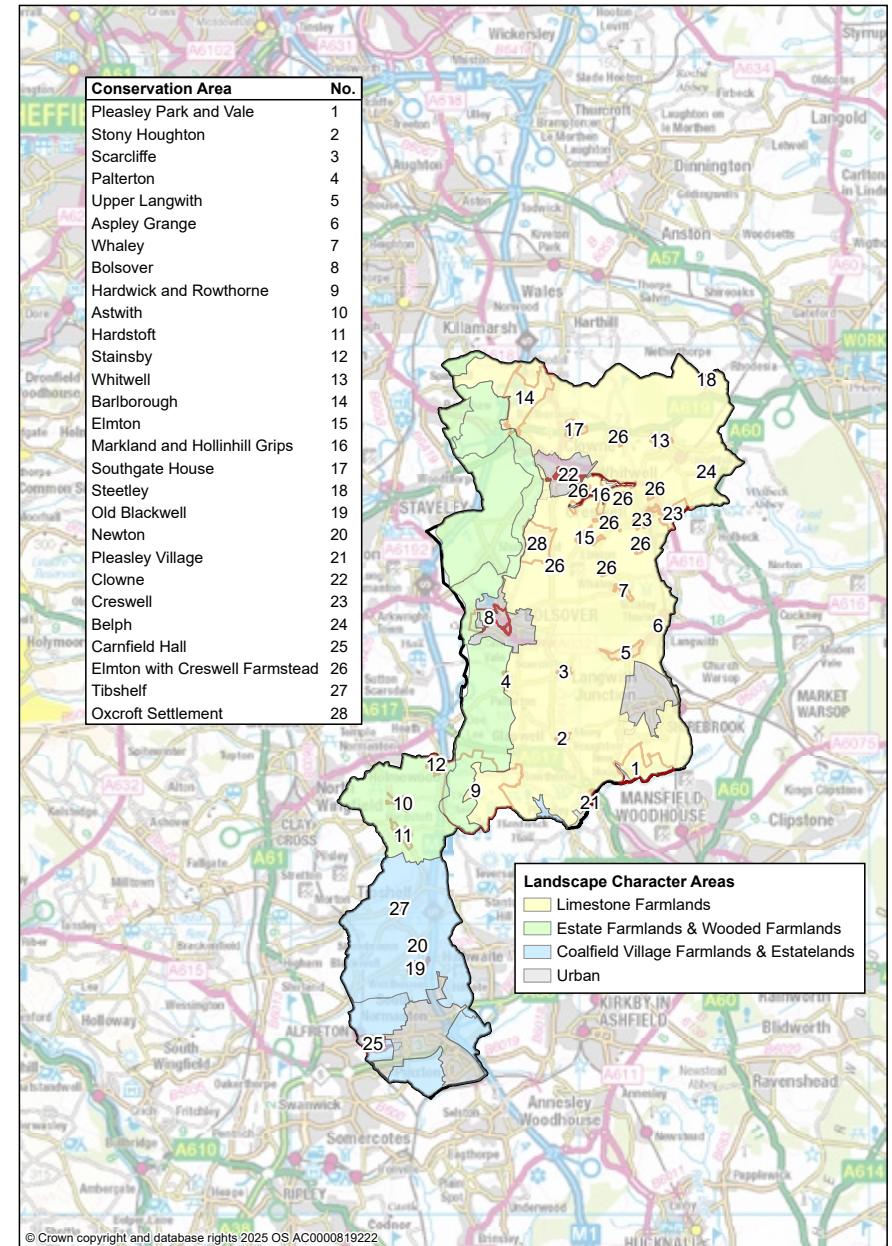


2.0 Local Distinctiveness

2.0 Description of Bolsover: local distinctiveness

Introduction

- 2.1 Local distinctiveness across Bolsover is shaped by the district's dramatic limestone ridge and plateau, which have long influenced the pattern of settlement, farming and industry. Historic estates have played a major role in determining the form and architecture of many villages. The area is rich in archaeology, with evidence ranging from prehistoric activity to medieval occupation, and includes internationally significant sites such as Creswell Crags. The district's identity is also defined by its industrial heritage, particularly coal mining and textile production, which has left a lasting cultural and physical legacy across the district.
- 2.2 The district falls into areas of well-defined landscape character and quality. These areas are shaped by the local geology, which has determined the pattern of land use across the landscape, the age and distinctive character of the historic settlements. Bolsover District has 8 individual landscape character areas that can be divided into the 3 broad areas covering the northern magnesium limestone area, the southern area of the middled coal measures and the central area of the estate villages.
- 2.3 Policy SC3 of the Local Plan requires new development to respond positively to the character, identity and local distinctiveness of its surroundings. This includes respecting settlement form, historic context, landscape setting, building scale and materials, and ensuring that design reinforces what is special about each place.



Limestone Farmlands

2.4 The northern half of Bolsover is distinguished by the underlying geology of magnesian limestone and is known as the Limestone Farmlands. Across Derbyshire this was covered by extensive broad-leaved forest but was cleared for farming. The Limestone Farmlands are characterised by an elevated, gently rolling plateau dominated by intensive arable farming, large limestone woodlands (e.g. Whitwell Wood), and scattered remnants of magnesian limestone grassland. It is a strongly rural, open landscape with hawthorn hedgerows, stone walls, and, in some areas, significant ecological interest.



2.5 The limestone plateau is dissected by a number of spectacular gorges cut by melt water at the end of the last ice age. These gorges contain some of the earliest archaeological remains in Britain including traces of Neanderthal occupation. The presence of a ready

supply of water in these steep sided river valleys meant that the pattern of human activity is closely linked to these gorges up until the 20th century.

- 2.6 The limestone escarpment also clearly had strategic importance with its wide vantage points, as there is evidence of very early human activity. There are traces of Bronze Age and Mesolithic activity within the town of Bolsover and evidence of Roman occupation. To the west of the ridge are the slopes of the escarpment with the undisturbed remains of early field enclosure.
- 2.7 Bolsover and Palterton sit on the ridge of the escarpment with Scarcliffe, Stony Houghton, Upper Langwith, Elmton and Whaley on the plateau beyond. Scarcliffe and Bolsover are strongly nucleated settlements and share this characteristic with Shirebrook, Whitwell and Barlborough. The smaller villages such as Whaley, Elmton and Belph started small with a nucleus but as common land was enclosed in the 1850's, they developed in a more random fashion.
- 2.8 Many of the settlements in the north of the district feature in Domesday (1087). In the 11th century William Peveril built the first Bolsover Castle which led to the development of Bolsover town one of only two medieval planned market towns in Derbyshire. Bolsover's early urban origins remains evident in the town's surviving gridiron street pattern.
- 2.9 The strong pattern of rural development also routed in medieval origins across the ridge settlements also remains. Plots of land comprising furlongs are

subdivided into paddocks and then further subdivided into the characteristic "strips" of land, running from the main street to the back street. In many instances buildings have their long axis gable-end onto the street and have maintained their narrow, enclosed paddocks following the linear plots with access to outbuildings at the rear. This medieval pattern of settlement survives particularly well in Palterton.

- 2.10 Across the Limestone Farmlands, by the early and mid-19th century the fertile and free draining soils of the magnesian limestone led to largescale intensive arable and the development of model-type farms. The Welbeck Estate (Duke of Portland) was responsible for much of the development of the model farms. In recognition of their historic importance a number of farm groups within the north of the district have been designated as a conservation area. Many of these date from the first half of the 19th century and a number are based on 19th century model farming principles. It is the character of the existing farm groups, their scale, massing, utilitarian appearance and historic uses which makes these important within the landscape.
- 2.11 Coal mining was late to develop in the Limestone Farmlands because of the technical difficulties of reaching the deep coal seam reserves under the magnesian limestone. This was achieved in the late 19th century with the introduction of deep mining. A consequence of this was the creation of purpose-built settlements in response to the large scale of late 19th century mining operations. The purpose-built industrial

housing were complete settlements, known as model villages, with all the trappings of the industrialists' aspirations and commitment to their new workforce; Co-operative stores, schools and buildings for social gatherings.

- 2.12 The district has two of the best-preserved model villages of their type, New Bolsover and Creswell, both built by Bolsover Colliery Company. Well-planned terraced housing is also prevalent within other examining communities particularly Whaley Thorns and Shirebrook Model Village and Hilcote. The district also has one of only 2 surviving sets of colliery headstocks in the County at the former Pleasley Colliery (a scheduled ancient monument).
- 2.13 The limestone gorges are characterised by a strong sense of enclosure within the U-shaped valleys, with exposed limestone rock faces and caves, and a natural species-rich habitat that includes the ancient woodland, a dense deciduous forest that once covered the limestone plateau. Within this landscape the textile mills of Pleasley Vale were located on the site of an earlier 18th century corn mill. They expanded significantly in the 19th century with the growth of textile manufacturing. By 1860 the complex comprised three huge mill buildings and associated structures. The Pleasley Mills were first developed for cotton spinning, following the example of other mill owners in Derbyshire in the Derwent Valley, and later for the production of Viyella.

2.14 The limestone gorges were the subject of a detailed archaeological evaluation (Arcus – March 2004) which provides a useful source of information of the surviving archaeological remains. Creswell Crags is the northernmost location in the UK for detailed evidence of Upper Palaeolithic human activity and is of international significance. Further to the north is Markland and Hollinhill Grips, comprising limestone ditches, an Iron Age promontory fort (located on the route of the ancient Packman Way) and prehistoric caves. Clowne Crags, a smaller outcrop of magnesian limestone is centred around the village of Clun (now Clowne) which was first recorded in 1036.

Estate Farmlands and Wooded Farmlands

2.15 The eastern edge of the district is characterised by the Estate Farmlands and Wooded Farmlands. Estate Farmlands are defined by planned, orderly landscapes with large estates, parkland, and geometric fields. Wooded Farmlands are characterized by ancient woodland, high tree cover, and irregular fields. There are a number of villages comprising farm-based settlements, developed as part of the historic estate of Hardwick Hall (now owned by the National Trust and Chatsworth Estate). These villages largely escaped 19th century mining activity because of the historic estate control over the land.

2.16 Settlement in this area developed mainly along the edge of commons and so the pattern of the settlement is a sinuous shape reflecting the piecemeal pattern

of enclosure. Rowthorne and Stainsby are ribbon settlements that share with Palterton the characteristic medieval pattern of buildings along a main street with long thin crofts behind them. Historically, villages supported mixed farming and were surrounded by an estate-managed landscape, but this is becoming more disparate as some of the farms have been sold and plots subdivided. The land is gently undulating and views into and between the settlements within it are therefore extremely important.



2.17 The traditional buildings are characterised by predominantly coal measures sandstone and slate or clay pantile roofs, often with an eaves course of stone slate. Many have the Hardwick Estate distinctive identity marked by the National Trust (dark green) or Chatsworth Estate (blue green) colour schemes and by a common window pattern; timber-mullioned casements with single horizontal glazing bars. The local stone is a

carboniferous sandstone that outcrops just below Hardwick Hall, although Rowthorne falls just on the limestone, reflected in the change in the local building stone.

- 2.18 Historic estates and their parkland landscape quality are recognised with the designation of conservation areas for Hardwick Hall, Carnfield Hall, Southgate House and Barlborough Hall. The tree cover associated with these conservation areas is high in ecological as well as landscape value. The long retention of these parks in single ownership has led to the survival of many archaeological and designed landscape features.

Coalfield Village Farmlands and Estatelands

- 2.19 Within the south of the district the Coalfield Village Farmlands are characterised by undulating terrain, gentle ridges, and shallow valleys formed by coal measure geology. This landscape is a mix of agricultural land and 19th-century industrial development, featuring dispersed mining settlements, low-cut hedgerows, and scattered woodland, with increasing urban influence. The conservation areas of Old Blackwell, Newton and Tibshelf all fall within this geological area of the middle coal measures.



- 2.20 In this area coal deposits were historically closer to the surface, either shallow or outcrops and could be removed simply by opencast or bell-pit methods this led to the earliest known mining activity in the district which dates from the medieval period. A coal pit was mentioned in Tibshelf in 1330. However, the greatest concentration of activity was in the 17th century in Hardwick (1656), South Normanton and Pinxton (1669) and Blackwell (1673). The extraction of coal continued in the south of the district into the 20th century but largely ceased in the 1960's except for open casting.

Building Materials

Walls

- 2.21 The earliest standing buildings used the locally available stone. The geology of the district is composed of two main building stones; magnesian limestone and coal measures sandstone.

2.22 **Magnesian limestone** has a wide spectrum of colour and is often mistaken for sandstone. Limestone outcrops in the Whitwell and Belpth areas are pink, they become a creamier colour further south, and more yellow and gritty in texture towards Pleasley. In Palterton the stone outcrops in red, brown and yellow. In Bolsover, just a few miles further along the ridge, it outcrops in a creamy-yellow colour. These local differences are reflected in the colours of the earliest stone buildings.



2.23 In the mid-19th century improvements in transport meant that magnesian limestone could be used from, and also taken, further afield. In 1839 Bolsover Moor limestone was the preferred choice for the Houses of Parliament. The transportation of building materials provided villages, such as Whitwell and Palterton, which expanded in the 19th century, with buildings in a variety

of colours of limestone. These more recent 19th century buildings tend to be constructed from more regular and larger blocks of creamy-coloured limestone, with square dressed lintels.

2.24 Sources of stone for building using magnesian limestone are now invariably from outside of the district. Sources of local stone are unfortunately all second-hand, reliant upon the demolition of existing historic buildings. The Society for the Preservation of Ancient Buildings (SPAB) advises against the "trade in salvaged materials", because it "encourages the destruction of old buildings". Building owners/builders should be satisfied that it would be feasible to source "stone of the appropriate geological type, colour and texture" without relying upon salvaged materials.

2.25 **Coal measures sandstone** within the district can be found to the western fringes and south-west of the magnesian limestone plateau. Numerous small quarries once existed, but there are no sources of coal measures sandstone now quarried in the county apart from Hardwick Hall quarry which is only permitted for use by the National Trust.

2.26 The coursing of the stone varies according to the age of the building. Generally, the older the property, the narrower the courses, which will have been locally hewn from small outcrops or found loose in fields. Older buildings are finished with large dressed flush quoins. The primary function of quoins on early buildings is to strengthen and protect the corners, the weakest part of a masonry structure. Buildings from the 19th century

are likely to have been built from stone transported from elsewhere. These buildings are built from larger quarried blocks without the same need for quoins but they are employed on some later buildings to provide a distinctive decorative accent to the façade.



2.27 Barlborough falls on the edge of the coal measures and the magnesian limestone plateau. Within Barlborough the building stone reflects this mixed geology of the area as both magnesian limestone and coal measures sandstone can be seen used in the same building.

2.28 **Mansfield White**, a sandy dolomitic limestone quarried in Mansfield to the south of the magnesian limestone, is used on many of the buildings within Pleasley. This stone is distinctive for its blue-green veining. This stone has also been used for many of the high-status buildings in the district and was the choice for Southwell Minster.

2.29 **Brick** is limited in its early use to the central and north parts of the district, undoubtedly because of the local availability of stone. The use of red brick was much

more common in the southern part of the district and here it is found in the late 18th century and throughout the 19th century, with farmsteads containing generally a mixture of stone and brick.

2.30 There are a few instances where brick was used deliberately to stand out, such as the former Presbyterian Church of 1662 in Bolsover, where the use of brick combined with stone dressings was a deliberate and fashionable choice. Equally within Bolsover, there are instances where red brick was considered too strong a visual contrast with the local mellow stone and the yellow/white gault brick was used, imported from East Anglia in the late 19th century.

2.31 With industrialisation brick became more commonly used. New Bolsover Model Village (1894), for example, was built from the Colliery Company brickworks within the colliery site. Red brick is commonplace elsewhere in the late 19th century colliery villages and housing.

Roofs

2.32 Roofing materials comprise a wide palette across the district. The historic use of magnesian limestone diminishing-course roofing slate has all but disappeared. One or two examples survive within Whitwell, Steetley and Bolsover. Similarly thatch roofs are also no longer a feature of the district's buildings, though within the southern part of the district thatch can be found on some cottages.

2.33 Graduated Westmoreland slate and Welsh slate has tended to replace these earlier types of roofing material

on the more formal buildings and houses. Pantiles have however remained as a traditional roofing material for cottages and outbuildings. An eaves course of stone slate has often been inserted to the pantile roof to create a weathering “tilt” at the eaves and is seldom a vestige of an earlier stone slate roof.

Core Principles

1. New development in the district should respond positively to Bolsover’s local distinctiveness by drawing on the qualities of its landscape, settlement form and historic built character.
2. Proposals are expected to use materials that reflect the local palette, typically limestone or sandstone with slate or pantile roofs and to adopt building forms, proportions and boundary treatments that sit comfortably within established village patterns.
3. New development should respect the topography, complementing ridge top views, valley settings and rural backdrops, while reinforcing historic street patterns, plot structures and approaches shaped by lanes and trackways.
4. Designs should also consider the wider historic environment, including estate influences, traditional details and the relationship between buildings and open space, ensuring that new development enhances rather than erodes the distinctive character of Bolsover’s towns, villages and countryside.



3.0 Conservation Areas



3.0 Conservation Areas

Introduction

- 3.1 Conservation areas are designated to protect those built areas of special architectural or historic interest in the district, safeguarding their unique features, streetscapes, and traditional materials.
- 3.2 Conservation Areas across Bolsover reflect a rich tapestry of historic origins, from medieval villages and a planned market town to estate settlements shaped by centuries of agricultural and industrial activity. Their character is strongly influenced by the district's dramatic ridge top and plateau landscapes, enclosed valleys and commons, and the enduring rural backdrop that frames many settlements.
- 3.3 Settlement forms range from nucleated villages and ribbon development to medieval crofts and informal layouts shaped by enclosure, creating a varied pattern of development. Traditional buildings are typically built of local limestone or sandstone with slate or pantile roofs, complemented by traditional timber windows, doors and in some villages an estate colour scheme that reinforce a cohesive architectural identity. Important vistas, traditional boundaries and a unified scale and palette help define their visual character. Conservation areas also bear the imprint of Bolsover's industrial heritage, including coal mining communities, textile mills and model farms.
- 3.4 The Conservation Area Appraisals all follow a clear, consistent structure. Each appraisal begins by explaining the purpose of the conservation area and the policy context, then sets out the area's location, historical development and the features that give it special architectural or historic interest. They analyse character in detail, looking at buildings, materials, street patterns, views, open spaces and landscape features, and often divide the area into smaller character zones.
- 3.5 **Policy SC16** of the Local Plan requires that development in or affecting a Conservation Area must preserve or enhance its historic character, respecting its form, materials and significant features, and resisting harmful loss or demolition.
- This is further supported by **Policy SC3** of the Local Plan which requires new development to respond positively to the character, identity and local distinctiveness of its surroundings. This includes respecting settlement form, historic context, landscape setting, building scale and materials, and ensuring that design reinforces what is special about each place.
- Policy SC3 is supported by the [Successful Healthy Places SPD](#) with guidance to support the delivery of high-quality development across the district.

Conservation Areas and the Impact of Development

- 3.6 There are at present 28 conservation areas within the district (see Appendix C). A detailed appraisal and further guidance on each conservation area is available in the form of Conservation Area Character Appraisals. www.bolsover.gov.uk/conservation-areas.
- 3.7 In the Conservation Areas of Whitwell, Bolsover, Creswell, Belp, Hardstoft, Hardwick and Rowthorne, Bolsover [Castle Fields] and Creswell Model Village additional controls have been added in the form of Article 4 Directions.

Settlement Pattern

- 3.8 Across conservation areas there are a number of characteristic historic settlement patterns. Examples include the nucleated settlements, and the ribbon settlements that incorporate evidence of medieval strip-farming and a back lane. Historic settlement patterns will need to be preserved in any schemes for redevelopment or new development.

Buildings

- 3.9 Buildings shape the townscape in several key ways. They establish the character and identity of a place through their architectural style, history and collective form. Their arrangement in street patterns, plot layouts, heights and proportions creates the rhythm and grain of a place, which new development should respect. Traditional materials and architectural details contribute

strongly to local distinctiveness. Buildings also frame important views and vistas, so new proposals must preserve or enhance these visual qualities.

- 3.10 For those residential buildings that are covered by an **Article 4 Direction** certain "permitted development rights," have been removed, meaning that works which would normally not require planning permission, such as small extensions, changes to windows and doors, or alterations to roofs must instead go through the planning process so that the council can protect the special character of the area, building or landscape. See link below to check if a property is covered by an Article 4 Direction

[Article 4 Directions](#)

Spaces

- 3.11 Spaces between buildings can be important to the character of a conservation area. These include village greens, areas of common land, the garden setting of large historic houses, the agricultural setting of farmyards and churchyards. Large houses, with substantial gardens, are often part of the historic settlement pattern and part of the historic and architectural interest. Rectories, for example, often had large gardens, which reflected their historically high status within the village.
- 3.12 Open spaces within conservation areas are also important to the setting of buildings as well as the character of a settlement.

Archaeology

3.13 Archaeology is a key consideration in those conservation areas that were medieval settlements as there is significant potential for archaeological remains. These are discussed in detail under Archaeology and are addressed by policies SC18 and SC19 of The Local Plan for Bolsover District (2020). The local authority will assess the potential for archaeology in determining the approach to development on any site by consultation with the Development Control Archaeologist. Where there is significant potential that archaeology will be disturbed an evaluation may be required. Where there is the opportunity for any archaeology to be affected by new development then this should require a desk-based assessment and a field evaluation where required.

Design

3.14 The district council welcomes innovative modern design, where this pays particular respect to the architectural language of the locality and the context, whether this is an urban or rural setting. The design would need to take account of the context, consider important views, the topography of the land, the pattern of existing development, the scale of neighbouring buildings, and the local palette of materials.

3.15 For detailed guidance about new design in a historic environment a good source is the guidance included in [Good Practice for Design in the Historic Environment: Principles and Case Studies | Historic England](#) The

Conservation Area Appraisals and Management Plans produced by the Council will provide a good starting point when considering design. [The local Historic Environment Record Home](#) - Derbyshire Historic Environment Record published by Derbyshire County Council can also help in the understanding of any existing heritage assets and heritage features.

3.16 Where new buildings are designed in a traditional form, certain details are required to be incorporated that reflect the distinctive character of the locality. Where these are not incorporated into a design, they will be added as conditions. These are:

- Traditionally detailed windows and doors
- Cast-metal rainwater goods
- Traditional flush eaves
- Plain flush verges or raised coped gables
- Coursed stonework, laid evenly coursed
- Stone lintels and cills
- Appropriately designed traditional fascia and barge boards where they are considered to contribute to local distinctiveness.
- Roofing materials of natural slate, red clay pantiles or red clay tiles

Core Principles

1. In assessing the effect of a proposal on the special character or appearance of a Conservation Area, particular regard will be given to:
2. the design of the proposed development, both in **general form and in detailing**;
3. the proposed **materials of construction** and the extent to which they conform to the prevailing traditional building materials and styles of the conservation area;
4. the **scale** of the proposed development; and
5. the **relationship** of the proposed development with existing buildings;
6. the impact of the proposed development on **important open spaces** within the conservation area;
7. the impact of the proposed development on known or potential **archaeological remains**;
8. the relationship of the proposed development to the **historic street pattern**;
9. the impact of the proposed development on **views** into, out from and within the conservation area, including views of important buildings; and where appropriate
10. the impact of new **uses** on the area's special character or appearance
11. the impact of the proposal on the historic **landscape character**



Traditional roof, Upper Langwith



Traditional windows and doorcase, Stainsby



Oversailing eaves with barge boards, Hardwick and Rowthorne

12. Proposals for the demolition of historic buildings or structures that make a contribution to the historic character of conservation areas **will be resisted**.



4.0 Listed Buildings

4.0 Listed Buildings

Introduction

- 4.1 Listed buildings are an important part of the cultural heritage of the district. They give communities a unique identity and a sense of place, connecting present generations to the past, contributing to cultural heritage and architectural quality. Historic buildings can also provide significant economic, educational, and environmental benefits, boosting tourism, creating jobs, teaching history, and promoting sustainable building practices.
- 4.2 Listed buildings across Bolsover reflect a rich and varied heritage, ranging from nationally important Grade I landmarks such as Bolsover Castle to a wide collection of Grade II* and Grade II structures that have characterised the district's towns and villages over the centuries. They encompass major landmarks such as parish churches, vernacular cottages, farmhouses, shops and schools, as well as significant elements of the area's industrial heritage such as New Bolsover Model Village and former textile mills, all contributing to the district's strong sense of place. Their architectural character spans medieval origins, 17th century craftsmanship and Victorian development.
- 4.3 Policy SC17 of the Local Plan requires that any works to a Listed Building, or development affecting its setting, safeguards the building's special architectural and historic interest. Proposals must retain significant

fabric and features, ensure alterations are sensitive and well-informed, and avoid harm to the building's character or appearance. Demolition is only supported in exceptional circumstances, and all proposals must clearly demonstrate an understanding of the building's heritage significance.

What is a Listed Building?

- 4.4 The government (Department for Culture Media and Sport) produces a list of buildings of special architectural or historic interest that covers the whole of England. These are "listed" buildings. Each area of the country has its own list and the list for Bolsover has 191 entries (396 buildings). historicengland.org.uk/listing/the-list
- 4.5 The listing of a building includes the building itself (as identified in the list description), any object or structure fixed to it or any structure within the curtilage (i.e. within the boundary) of the premises that pre-dates July 1948.

How are they selected

- 4.6 Very broadly speaking the criteria for listing buildings are:
 - all buildings built before 1700 which survive in anything like their original condition
 - most buildings of 1700 to 1850, though selection is necessary

- between 1850 and 1914 only buildings of definite quality and character, and the selection is designed to include the principal works of the principal architects
- after 1914 only selected outstanding buildings are listed
- buildings that are less than 30 years old, only if they are of outstanding quality and under threat
- buildings that are less than 10 years old are not listed

4.7 In choosing buildings particular attention is paid to:

- age and rarity
- special architectural interest or social and economic interest (e.g. industrial buildings, railway stations, schools, planned social housing, almshouses, prisons, mills)
- technological innovation or virtuosity
- association with well-known characters or events
- group value, especially as examples of town planning (e.g. model villages, squares, terraces)

How are buildings classified in importance

4.8 There are three categories of listed building that are classified in grades according to their importance; grade I, grade II* and grade II.

Grade I; these are buildings of exceptional interest (only about 2% of listed buildings are in this grade) Bolsover has 7 grade I listed buildings)

Grade II*; these are particularly important buildings of more than special interest (only about 4% of listed

buildings) Bolsover has 25 grade II* listed buildings)

Grade II; these are buildings of special interest, which warrant every effort being made to preserve them (94% of listed buildings) Bolsover has 363 grade II listed buildings

Alterations

4.9 Most listed buildings, though not all, can accommodate some degree of sensitive alteration.

4.10 Bolsover District Council has identified a number of buildings and structures that, whilst not nationally considered suitable for statutory listing are considered to be of sufficient local historic or architectural importance to warrant retention and protection (unlisted buildings of merit). An unlisted building of merit is a building considered to be of special interest, because of its local historic, architectural, design or townscape value. These buildings are not graded. The Council has compiled a list of these assets whilst preparing Conservation Area Appraisals but there are no individual entries. The Council does not maintain a Local List.

4.11 Any alterations that affect the character of a listed building either internal or external, will require Listed Building Consent. The test that the local authority will apply is whether the alterations proposed affect the building's special architectural or historic interest. In some cases, repairs (such as re-roofing, cleaning or re-rendering) can also affect the special character and will require Listed Building Consent.

4.12 Interiors of listed buildings are also protected by law, as is the setting of the building. If work involves removing any historic fittings or finishes, such as plaster, this will need Listed Building Consent. If in doubt, you should consult the Conservation Manager.

4.13 In formulating your proposal for alterations you should give special consideration to the historic character of the building. You are advised to seek the advice of an historic building specialist to assist you with your application. They should be able to assess the development of the building over time and advise you on the best solutions that avoid damage to the historic fabric.

4.14 As part of your submission for listed building consent you or your adviser will need to consider;

- The significance of the building, its intrinsic architectural, artistic, archaeological or historic interest and its rarity in both national and local terms
- The particular features of the building that contribute to its significance
- The impact of your proposals on that significance, including its overall character or any particular features
- The impact of your proposal on the setting of the building as part of that significance

See section 9 Applying for Consent for further guidance.

4.15 Planning permission and/or Listed Building Consent will only be granted if proposals for alteration would

preserve the special interest of the listed building and would not harm its significance as a heritage asset.

Historic Fixtures and Fittings

4.16 Interiors of listed buildings are also protected by law. Historic buildings will have been added to and adapted over the years. Later additions to a historic building can be of particular interest. Georgian or Victorian plasterwork, for example, should not be removed to reveal timber beams underneath. Generally, it will not be appropriate to strip back later historic features to reveal earlier phases of a building.

4.17 If work involves removing any historic fittings or finishes, such as plaster, this will need Listed Building Consent as will most works of "restoration". If in doubt, consult the Conservation Officer.

4.18 Windows and doors are also an important part of the fabric of the building. They are important architectural and historic elements and tell us much about the evolution of a building. The fenestration (the arrangement and detail of windows) is often essential to its historic character and is key to identifying its historical development. Windows evolved with fashion, style and technical know-how. For example, early sash windows in the early 18th century, with thick ovolo moulded glazing bars, gave way to very slender glazing bars in the Georgian period and larger panes of glass in the later 19th century. Historic windows are important elements of buildings and tell us much about their evolution.

- 4.19 The specific material of an historic window is an integral part of the building's character. For that reason, replacement of historic windows with modern materials, such as uPVC, will not be approved. Alternative options to window replacement include;
- Refurbishing windows to add draught-proofing.
 - Making use of existing internal shutters
 - Installing secondary glazing
 - Using thermally lined curtains or insulated internal blinds
- 4.20 Original doors and their surviving furniture should be retained and repaired if possible. Replacement doors should copy the original in terms of materials, detailed design and paint finish. Modern off-the-peg doors are not generally acceptable for use in listed building. Unpainted hardwood or stained or varnished softwood doors are rarely suitable.
- 4.21 Replacing any window in your property requires Building Regulations approval, even if a like-for-like replacement is being made.
- 4.22 Listed Building Consent or planning permission will not be approved where it results in the loss of important historic fixtures or fittings.
- 4.23 Extensions will only be permitted where the special character of the building can be preserved. Any proposal will need to consider the impact of an extension on the character of a building and on its setting and demonstrate this in a Heritage Impact Statement.
- 4.24 Extensions will only be permitted where the special character of the building can be preserved. Any proposal will need to consider the impact of an extension on the character of a building, its setting and overall significance and demonstrate this in a Heritage Impact Statement.
- 4.25 The scale of the extension should be subordinate to the host building. Particular attention should be paid to the proportions of the building, the detail of the roof and eaves, the bond of any historic brickwork or coursing of the stone masonry, the detail of the windows and any other particular features. Sufficient details should be illustrated on the drawings.
- 4.26 There are occasions when an extension will not be acceptable. This is particularly the case for very small or compact buildings, those that have a strong symmetrical design, those set-piece designs by famous architects, or those that have been overdeveloped in the past.
- 4.27 Planning permission and/or Listed Building Consent will only be granted if proposals for extension would preserve the special interest of the listed building.
- 4.28 There are three main considerations to bear in mind when considering an extension;
- How will the extension affect the aesthetic appearance of the building and its setting?

- How will the extension affect the original fabric of the building?
- How will the extension affect the plan form of the building?

Maintenance and Repair

4.29 Prior to undertaking any work to repair an historic building it is important to understand the form and development of the building. It is generally advisable to obtain professional advice. Alterations and repairs to historic buildings require specialist skills in traditional building construction and repair.

4.30 The repair of old fabric is almost always preferable to the introduction of new materials, although sometimes it is not possible to achieve this. The old fabric has patina and authenticity and these characteristics are irreplaceable.

4.31 Like for like repairs using traditional materials do not require consent.

4.32 It is essential that a traditionally constructed building is allowed to breathe. Traditional buildings do not normally have cavity walls and a waterproof outer skin. Most are built from solid masonry and they rely on the ability of the walls to breathe, so that any surface moisture evaporates quickly. A fully air-tight building could store up such problems as condensation and dry rot.

Damp

4.33 A major concern for most historic building owners is damp. With traditional buildings there are a few key

things to remember to avoid damp;

- Clean out gutters, hoppers and catchpits twice a year, particularly after the leaf fall in the autumn
 - Maintain all gutters, rainwater pipes and hoppers by painting (if cast – metal or timber), securing joints and checking the correct fall
 - Ventilate, open windows and allow the building to air over the spring and summer months
 - Re-point masonry (where necessary) using a lime mortar
 - Maintain leadwork on the roof; lead flashings on chimney stacks and lead valleys
 - Avoid a build-up of soil around the exterior walls. Try to keep the ground level outside the building lower than the ground level inside. This can be helped by a French drain. If you have penetrating damp because the higher land is not in your ownership, you may have to consider tanking the walls
 - Never block up air vents to suspended floors
 - Never cover up or bridge a damp proof course (this should be at least 6" above ground level)
- 4.34 Historic windows and doors do eventually need repair and sometimes replacement. Replacements will normally need to be custom made. All historic details should be duplicated so that the new window or door is an exact copy of the original with an approved design subject to Listed Building Consent.

Mortars

- 4.35 When re-applying render it should be carried out in a lime mortar to enable the walls to breathe. Paints should be water-based or mineral-based so that any moisture is not sealed in.
- 4.36 When re-plastering internally it is always advisable to use a lime-based renovating plaster (or lime and hair plaster) rather than cement or Gypsum plaster, which are dense materials and do not match the flexibility and breathability of historic buildings.
- 4.37 Traditional buildings will require re – pointing at some time. It is important to match the original mortar if at all possible. Generally, 1:3 (hydraulic lime: sand) is desirable for repointing brickwork and stonework. Lime is important as it enables the wall to breathe and lengthens the life of the stone or brick. Washed or well-graded sand will provide the texture needed to match traditional mortars. In order to match up new mortar with old, care should be taken to select sand that is similar and it may be necessary to experiment to get the right colour and texture. Mortars did not traditionally use red sand, although this is now widely available.
- 4.38 Further information on repairs can be obtained from the Institute of Historic Building's website www.ihbc.org.uk listed buildings checklist.

Retrofit Advice

Improving the energy efficiency of heritage buildings requires careful planning to balance energy savings with

the preservation of historic fabric. Key strategies include improving heating systems, adding insulation, draught-proofing windows and doors, and installing secondary glazing instead of modern double glazing.

A whole-building approach, focusing on a holistic and balanced solution that respects the building's character, is essential for successful energy retrofitting.

Historic England has produced an Advice Note to provide clarity in relation to proposals to reduce carbon emissions and improving the energy efficiency of historic buildings whilst conserving their significance and ensuring they remain viable places to live in the future. Available to download using the link below.

Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England: historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18

A range of technical advice and guidance is also available from Historic England on climate change mitigation and adaptation for resilience, including energy efficiency, retrofit, and Net Zero. This information can be accessed using the link below.

Energy Efficiency and Retrofit in Historic Buildings | Historic England: historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings

Works to improve the energy efficiency of historic buildings is highly likely to require formal consent. Advice on what would be required and how the impact would be evaluated is provided later in this chapter.

New Buildings

- 4.39 A listed building (including its curtilage) is protected by law from inappropriate development. Any building work within the curtilage will need planning permission. There are no permitted development rights.
- 4.40 The legislation also protects the wider setting of listed buildings. Applications for development can be turned down on the grounds of damage to the setting.
- 4.41 There is no rule of thumb defining at what distance the proposed development has to be away from the listed building to affect setting. An assessment of setting is not just confined to views to the listed building but also views from the listed building.
- 4.42 The setting can be an integral part of a building's character. This could be a formal garden design if it is a house, or a designed parkland if it is a country house, or a space that served the building historically (a churchyard to a church, a service yard to a textile factory or a farmyard to a farmhouse). Designed parkland also invariably sits within its own setting which also needs to be respected.
- 4.43 Setting can also extend to the relationship between a listed building and its neighbours (particularly important if the neighbours share common characteristics, such as a terrace), or it can extend further to incorporate views of the building if it is a landmark. Planning permission for development will not be granted where it would result in damage to the setting of a listed building.

Buildings at Risk

- 4.44 Listed buildings need to be regularly maintained. Preventive maintenance (such as cleaning out gutters and drains and replacing slates that have slipped) is the key to avoiding problems escalating out of control.
- 4.45 If an owner is not adequately keeping a listed building in good repair the Local Planning Authority, Historic England and the Secretary of State all have powers to serve notice on the owner to prevent further deterioration or carry out full repairs. These powers are given under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are called either an Urgent Works Notice (section 54) or a Full Repairs Notice (section 48). The serving of a Full Repairs Notice can lead to Compulsory Purchase of a listed building if repairs are not carried out.
- 4.46 Listed buildings are also protected by law from unauthorised work or demolition. Unauthorised work that results in damage to a listed building or loss of any historic features is a criminal offence.
- 4.47 The majority of historic buildings in England are well maintained. A number of historic buildings are "at risk" from dereliction, neglect and disuse. These are publicised in a national and county list of "Buildings at Risk". These range from buildings on the point of collapse to those needing some maintenance or with vacant upper floors.
- 4.48 The register enables the local authority to prioritise any action needed. It also enables the authority to look

strategically at any patterns of neglect to identify areas needing pro-active initiatives (such as grant schemes and feasibility studies).

- 4.49 Derbyshire County Council are responsible for maintaining the Register for Buildings at Risk across the County. The entries are listed on a dedicated web page. The Historic England website enables the search of Heritage at Risk across England.

apps.derbyshire.gov.uk/dotnet-applications/HistoricBuildings/default.aspx

historicengland.org.uk/listing/heritage-at-risk/search-register/

Core Principles

1. Listing includes the **interior and exterior of the building**, any object or structure fixed to it and any structure within the curtilage which pre-dates July 1948.
2. It is a **criminal offence** to carry out any unauthorised work
3. It is important to **understand the building before changing anything**, get to grips with why it's listed, which parts are significant, and how its materials and construction work.
4. Key advice is to **repair listed buildings using traditional methods**, avoid rushing into repairs or alterations without specialist guidance.

5. Always **speak to the local planning authority** before carrying out **any** work however small because even minor changes may need listed building consent.
6. Above all, treat the building as a **historic asset to be cared for** rather than a standard property to be upgraded, and the decisions made will protect its character for the long term.



5.0 Historic Agricultural Buildings

5.0 Historic Agricultural Buildings

Introduction

- 5.1 Historic agricultural buildings contribute to defining the unique character and distinctiveness of rural landscapes, showing how land was settled and used, contributing significantly to landscape character. In villages, they make a significant contribution to local identity. They showcase traditional building techniques and local materials, tell stories of past farming life, and offer economic potential through adaptive reuse.
- 5.2 Historic agricultural buildings across Bolsover form a distinctive part of the district's rural character, shaped largely by early 19th century estate farming and the enclosure of surrounding land. These farmsteads are typically constructed from local sandstone or limestone, with roofs of Welsh slate or traditional clay pantiles that give them a strong sense of place. The structures of farmsteads vary in scale and layout according to their former function. Their built form often includes symmetrical two storey farmhouses accompanied by attached barns and outbuildings arranged around courtyards, reflecting both functional needs and historic field patterns.
- 5.3 Architectural details such as ashlar quoins, round arched doorways with keystones, and timber mullioned or sash windows set beneath wedge lintels contribute to their refined yet robust appearance. Together, these features create integrated farmstead complexes that illustrate the agricultural history and estate influence that shaped Bolsover's rural landscape.
- 5.4 Historic farm buildings in Bolsover are protected through a combination of heritage and design policies in the Local Plan that aim to safeguard their architectural, historic and landscape value.
- 5.5 Policy SC17 ensures that listed farm buildings and their settings are preserved or enhanced, resisting harmful alteration or loss of significant fabric.
- 5.6 Policy SC16 protects farmsteads within or affecting Conservation Areas, requiring development to respect their historic character and appearance.
- 5.7 Policy SC18 recognises the importance of non designated historic farm buildings, requiring their significance to be understood and conserved proportionately.
- 5.8 Alongside these, Policy SC3 aims to ensure that any reuse, conversion or new development around farmsteads reinforces local distinctiveness, respects traditional rural forms and materials, and maintains the wider landscape character. Together, the aim of these policies is to promote sensitive, well informed approaches that retain the heritage value and rural identity of Bolsover's historic farm buildings. Policy SC3 is supported by the Successful Healthy Places SPD

with guidance to support the delivery of high-quality development across the district.

[Supplementary Planning Documents](#)

- 5.9 Historic England has produced a number of advice documents on the adaptation of and reuse of agricultural buildings. They explain how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.

[Adapting Traditional Farm Buildings - Historic England](#)

Bolsover's Agricultural Buildings

- 5.10 The farm buildings in the **north of the district** are characterised by soft creamy magnesian limestone and either slate or pantiled roofs, sometimes hipped. Many of the farms within the Magnesian Limestone plateau were developed in the early to mid 19th century as farming expanded to accommodate new scales of production. In particular, farms were purpose-built for intensive cereal cropping/ arable production, creating large complexes.
- 5.11 Within the **south of the district** the low-lying farmland is poorly drained and supports dairy farming. This is reflected in the nature of the farm buildings within the historic settlements. Here, the farm buildings often comprise long ranges of single – storey or 1½ storey buildings, often pantile with stone eaves, providing cart sheds, cow sheds, and byres with some storage above. There are usually extensive ranges of small buildings.
- 5.12 Within the **eastern edge of the district** the farmsteads of the Estate Farmlands are defined by an ordered rural landscape shaped by historic estate ownership, particularly around Hardwick. Farmsteads are typically medium to large and follow regular courtyard layouts that reflect planned agricultural design. The model-type complexes are of large mass, are stone-built with slate roofs, sometimes elongated hipped catslide roofs and incorporate large full-height barn doors. Buildings use high-quality sandstone or estate brick with slate or tile roofs, giving them a unified and formal appearance. Development in this character type should respect the planned farmstead pattern, use locally appropriate materials, and maintain the landscape's strong sense of order and estate influence.
- 5.13 In contrast at the **west of the district** the Wooded Farmlands form an enclosed, intimate landscape of ancient woodland, irregular fields, and winding lanes. Historic farmsteads are smaller, more dispersed, and often irregular in layout, reflecting organic historic development. Buildings are usually vernacular sandstone with stone slate or tile roofs, blending naturally with the wooded setting. New development should reinforce the dispersed pattern, modest scale, and vernacular materials that characterise this landscape, while preserving its strong sense of enclosure and woodland integration.

5.14 Many non-estate farms are no longer viable and they are being sold, sub-divided and reduced into smaller holdings that are attractive as smallholdings but not viable as farms. In this environment there is renewed pressure to find alternative uses for redundant agricultural buildings within former farms. The housing market puts pressure on the re-use of buildings that perhaps would ordinarily be overlooked.

Conversion

- 5.15 The conversion of rural buildings in settlement frameworks is treated differently from buildings in the open countryside. Within settlements frameworks defined in the local plan, there is a presumption in favour of conversion provided that it preserves the character of the buildings and in the case of Conservation Areas, that it preserves or enhances the character of the settlement. It is the particular impact on the buildings themselves that is of material weight.
- 5.16 The design criteria for assessment of conversion schemes outside settlements is the same as those within settlements
- 5.17 The diversification of farms is supported by the district council where it ensures the survival of the farm and sustains agriculture as the primary land use.
- 5.18 Outside settlement frameworks, where permission is needed, the conversion of farm buildings into small business use, commercial, light industrial, recreational and community uses will be supported, provided

that this does not lead to the irreversible change of character in the historic buildings or the landscape and requirements such as safe highway access are met. Farm Tourism (camping, bed and breakfast, self-catering or camping barns) is appropriate where it supports the income of a working farm. These low-key uses have little impact on the character of the countryside. Where it is necessary to control the occupation of converted buildings, planning conditions will be used to limit use.

Residential Conversion

- 5.19 The conversion of farm buildings to residential use can entail a significant number of changes.
- 5.20 Since 2015 the conversion of certain agricultural buildings into dwellings has been allowed without the need for planning permission under Class Q of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 . In order to qualify under Class Q, the building must be on an agricultural holding and have a prior agricultural use. Under Class Q the building operations must be reasonably necessary for the conversion rather than a "rebuild". For agricultural buildings that qualify for conversion under class Q, an application for Prior Approval will be required.
- 5.21 Applications for residential conversion of agricultural buildings that do not qualify under Class Q will require full planning permission.

Extensions

5.22 For any scheme for conversion of farm buildings it will be essential that the development is feasible without the need for further extensions. Where development involves residential use, for example, garaging should be contained within the existing buildings. New detached garage blocks and attached conservatories will not be acceptable.

5.23 Where planning permission is approved for conversion of farm buildings, permitted development rights will normally be withdrawn.

5.24

Extent of Reconstruction

5.25 Many historic agricultural buildings have suffered neglect and structural damage as a result of lack of investment. It is essential that in any case for conversion, the building should be capable of conversion without the need for significant reconstruction. The condition of farm buildings is therefore an important consideration when assessing proposals for change of use.

5.26 The extent of reconstruction permitted will be at the discretion of the planning authority on the basis of the professional structural condition survey.

Design Considerations

5.27 Agricultural buildings contain many distinctive features related to their original intended use. It will be important that these are retained in any proposals for change of use. For example, doors are usually wider than

domestic doors and open outwards, fitted within a rebate and fixed on hinge pins. It will be important that "taking – in" doors and stable doors are retained in any schemes for conversion. They can be used for additional security as external shutters.

5.28 Within the district there are several historic estates that own and manage farms. These estate buildings have house styles with distinctive building details and colour schemes. It is important that these local details are preserved in any conversion scheme.

5.29 The setting of farm groups is important. To protect the setting of historic farm groups, for development schemes that require planning consent, permission will not normally be given for the subdivision of farmyards. These will need to be treated as communal areas and landscaped accordingly retaining hard elements such as setts and brick – on-edge. Parking areas should avoid marked bays. The formation of new curtilages to create private gardens will require careful consideration and details must be submitted with the planning application.

5.30 Whilst enclosed spaces within farm complexes are often hard landscaped, the land surrounding the farm group is invariably open fields. In order to protect the setting of these farm groups in the landscape, the district will normally remove permitted development rights by way of a planning condition, on those schemes where planning permission is required for conversion to residential use.

5.31 Further useful guidance can be found in an Historic England document on Historic Farmsteads.

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

Core Principles

1. **Significance led design** – Base all decisions on understanding the building's original agricultural purpose, form and materials.
2. **Retain agricultural character** – Ensure the building still reads as a historic farm structure, not a standard house or commercial unit.
3. **Minimum intervention** – Change only what is essential for a viable new use; preserve historic fabric and irregularities.
4. **Respect original form and massing** – Keep the footprint, roof shape and scale; avoid extensions or dominant alterations.
5. **Layout shaped by structure** – Plan interiors around existing bays, volumes and structural rhythms rather than domestic norms.
6. **Controlled and justified openings** – Reuse existing openings; add new ones sparingly and only where structurally logical.
7. **Treat large historic openings as infill** – Keep barn doors and cart entrances visually prominent, with glazing recessed as infill.

8. **Preserve roof and structural features** – Keep trusses, frames and roof forms visible; avoid dormers and full width upper floors.
9. **Use appropriate materials and detailing** – Repair with traditional materials; make new additions contemporary but restrained.
10. **Integrate services discreetly** – Route modern services with minimal impact and ensure they remain reversible.
11. **Respect the wider farmstead setting** – Maintain historic yard patterns, openness and relationships; avoid suburbanising the surroundings.



6.0 Registered Parks and Gardens

6.0 Registered Parks and Gardens

Introduction

- 6.1 Registered historic parks and gardens are nationally recognised designed landscapes of exceptional cultural and historical value. They reflect significant periods of garden design, often associated with notable designers and historic events. Designation supports their protection as heritage assets with the aim to safeguard their layout, features, and character.
- 6.2 Historic parks and gardens across Bolsover are shaped by a collection of significant estates, most notably Hardwick Hall, Bolsover Castle and the historic designed landscape surrounding Barlborough Hall. Together, these sites illustrate centuries of landscape design, combining 16th and 17th century formal terraces, avenues and ornamental gardens with later areas of landscaped parkland.
- 6.3 Their character is enriched by features such as gatehouses, lodges, stone boundary walls, ornamental lakes and a variety of garden buildings that speak to long established estate management. Mature woodland, historic avenues and surviving elements of formal planting contribute to a strong sense of continuity, while long axial vistas and framed views across ridges and valleys create dramatic visual connections with the wider landscape.
- 6.4 The historic parks and gardens of the district also retain important historic elements including deer parks, walled gardens and estate farm complexes, forming a vital part of Bolsover's heritage and its distinctive rural identity.
- 6.5 Registered parks and gardens are designated heritage assets under the National Planning Policy Framework, gaining similar protections to conservation areas, listed buildings and scheduled monuments. Inclusion on the Register does not create a separate consent process, but when assessing proposals greater weight is given to their conservation.
- 6.6 **Policy SC20** of the Local Plan protects the special historic, architectural and landscape significance of Registered Parks and Gardens and their settings. It requires development to conserve their character, layout, key views, important features and overall sense of place. Proposals must avoid harm, demonstrate a sound understanding of what contributes to the site's significance, and ensure any change is sensitive, well justified and enhances rather than diminishes these nationally recognised historic landscapes.

Criteria for Registration

- 6.7 All sites included on the Register of Parks and Gardens must demonstrate special historic interest in a national context. Nine general criteria are used, grouped into two categories: Date and Rarity and Further Considerations.

Date and rarity

- 6.8 The older and rarer a designed landscape, the more likely it is to qualify for registration. Key principles:
- Pre-1750: Significant original layout survives.
 - 1750–1840: Enough remains to reflect design.
 - Post-1840: Must be of special interest and intact; higher threshold for recent sites.
 - Post-1945: Careful selection needed.
 - Under 30 years: Only if outstanding and under threat.

Further considerations

- Influential in shaping taste or referenced in literature.
- Early or representative examples of a style/type or by notable designers of national importance.
- Associations with significant people/events.
- Strong group value with other heritage assets.

Specific Considerations

- 6.9 There are also specific considerations that contribute to the heritage significance of a Registered Park and Garden. Well-documented sites tend to achieve higher grades, especially when linked to listed buildings or garden structures. The design concept is more important than scenic beauty unless deliberately integrated. Authenticity matters: routine changes are acceptable, but unsympathetic restoration or full recreational use reduces significance. Poor condition does not prevent registration if the layout survives, although irreversible loss does.

- 6.10 Structural elements are key, with historic planting adding interest but not being a primary factor. Archaeological remains strengthen the case for designation and significance including abandoned gardens which may be scheduled. Deer parks qualify if boundaries, interiors, and visual links to house survive, while sports grounds are assessed as part of the park, with related structures sometimes listed separately.

Grading

- 6.11 Registered sites are divided into three grades:
- Grade I: Exceptional interest
 - Grade II*: More than special interest
 - Grade II: Special interest
- 6.12 About 37% of registered landscapes are Grade I or II*, compared to only 8% of listed buildings.

Registered Parks and Gardens in Bolsover District

- 6.13 Bolsover District contains three designated historic parks and gardens on the Historic England Register:
- Bolsover Castle (Grade I) – An exceptional early 17th-century designed landscape featuring terraces, the Fountain Garden, and formal pleasure grounds. Its significance lies in the survival of its original layout, Renaissance-inspired design, and strong associations with Sir Charles Cavendish and architect Robert Smythson.
 - Hardwick Hall (Grade I) – One of England's finest Elizabethan landscapes, combining extensive

parkland with formal walled gardens, pavilions, and gatehouses. It exemplifies Elizabethan garden planning and is closely linked to Bess of Hardwick and Robert Smythson.

- Barlborough Hall (Grade II) – A well-preserved late 16th-century landscape with walled gardens and parkland integral to the Elizabethan mansion. Its group value with the hall and associated structures underpins its heritage importance.
- Welbeck Abbey (Grade II) - A small section of the historic park and garden falls within Bolsover District but the majority of the park of Welbeck Abbey lies in Bassetlaw District.

Bolsover Castle

6.14 Bolsover Castle's grounds are Grade I on the Historic England Register because they represent one of the most significant surviving examples of early 17th-century garden design in England. Key reasons include:

- Historic Integrity: The layout of terraces, the Fountain Garden, and associated features remains largely intact from its original design period (c.1608–1640).
- Design Innovation: The gardens showcase Renaissance-inspired concepts adapted to an English setting, emphasizing theatrical views and formal geometry.
- Associations: Strong links to Sir Charles Cavendish and architect Robert Smythson, figures central to Jacobean architecture and landscape design.
- Group Value: The gardens are integral to Bolsover

Castle's architectural ensemble, enhancing its historic and aesthetic significance.

Hardwick Hall

6.15 Hardwick Hall's grounds are Grade I because they represent one of the most important and best preserved Elizabethan landscapes in England. Key reasons include:

- Historic Integrity: The park retains its 16th-century walled gardens, pavilions, and gatehouses, alongside later formal and pleasure grounds.
- Design Significance: It exemplifies Elizabethan garden planning, combining architecture and landscape in a unified composition.
- Associations: Strong links to Bess of Hardwick and architect Robert Smythson, central figures in Elizabethan design.
- Scale and Survival: Extensive parkland with medieval origins and 17th-century extensions remains largely intact.

Barlborough Hall

6.16 Barlborough Hall's grounds are Grade II because they are a well-preserved example of a late 16th-century designed landscape. Their significance lies in:

- Historic Layout: The survival of walled gardens and parkland from the original period.
- Architectural Associations: Strong links to the Elizabethan mansion and its historic setting.
- Group Value: The gardens complement the listed

hall and associated structures, enhancing the overall heritage importance.

- 6.17 These sites are protected as designated heritage assets under national planning policy, reflecting their historic integrity, design significance, and contribution to the district's cultural landscape. The aim is to understand the significance of the historic park or garden first and then to ensure that any development conserves its character, layout, key views and setting, avoiding harm to the designed landscape.

Core Principles

1. Using the site's **historic design**, planting, vistas and circulation routes to guide what is appropriate
2. Keeping new development **low impact**, sensitively located and visually recessive
3. Avoiding the **loss** of important features, spaces or relationships within the landscape
4. Demonstrating, through a heritage assessment, that the proposal is informed, justified and **conserves** what makes the place special
5. Critically, any proposal needs to show that it fits into the **historic design logic** of the park or garden rather than competing with it.



7.0 Archaeology

7.0 Archaeology

Introduction

- 7.1 As the physical remnants of human history, archaeology reveals how past societies lived, evolved, and interacted, thereby offering vital lessons about human behaviour, cultural heritage, and adaptation.
- 7.2 Bolsover's archaeology reveals a long, many layered story of human activity, from early prehistoric occupation to the industrial era. Evidence ranges from Mesolithic and Bronze Age sites to cropmarks, enclosures and ancient routeways, with Creswell Crags standing out as an internationally important Palaeolithic site. Roman remains, the medieval town of Bolsover, and widespread ridge and furrow fields show continuous settlement and agricultural evolution, while textile mills, collieries and other industrial features mark the district's later transformation. Together, these traces form a rich archaeological landscape reflecting thousands of years of change.
- 7.3 **Archaeology** refers to all physical evidence of past human activity, whether buried, standing or recorded. It includes everything from prehistoric tools and Roman remains to medieval field systems and industrial era structures. Most archaeological remains are not formally designated, but they still form an important part of the historic environment and are a material consideration in planning.

- 7.4 **Scheduled Monuments** are the small proportion of archaeological sites that are considered nationally important and are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Because of their significance, any works affecting them require Scheduled Monument Consent, and harmful change is strongly restricted. There are 13 scheduled monuments in the district (see Appendix (B)), with two distinctive clusters – one around Bolsover, and a cluster within the limestone gorges.
- 7.5 Policies **SC18 Scheduled Monuments and Archaeology** and **SC19 Bolsover Area of Archaeological Interest** of the Local Plan seek to protect scheduled monuments and archaeological sites and their setting.

Historic Environment Record (HER)

- 7.6 Derbyshire Historic Environment Record (HER) maps both designated and undesignated heritage and archaeological sites across the county. These can be searched via the Derbyshire HER website, where a map search is available her.derbyshire.gov.uk

Areas of Archaeological Interest

- 7.7 **Bolsover Town** has been identified as an Area of Archaeological Interest. Various remains have been uncovered. An excavation of the site of the former

Council Offices in the town centre, revealed back-land industrial activity associated with Roman occupation over a long period of time. On the same site and at the site of the Castle Visitor Centre pre-construction, Mesolithic and Bronze Age evidence has been found. A thorough archaeological assessment of Bolsover was undertaken by Arcus (University of Sheffield) in 1995 – “A Review of the area of archaeological interest at Old Bolsover”.

- 7.8 In view of the continuity of occupation for such a long period and the survival of the planned medieval street pattern, the town has a rich and complex history that warrants the special planning control over archaeology. As a result, all applications for planning permission which fall within the Bolsover Area of Archaeological Interest must be accompanied by a field evaluation.
- 7.9 **Creswell Crags and the Limestone Gorges** form part of the southern Magnesian Limestone area that run along the eastern boundary of the district are of national archaeological importance for their Ice Age remains.
- 7.10 These gorges and valleys are cultural landscapes where the geology, archaeology, topography and ecology are intertwined. They comprise a remarkable concentration of Ice Age archaeological and geological sites. The best known of these gorges is Creswell Crags, but a study (March 2004) revealed considerably more potential for Ice Age human activity and animal remains across all of the gorges and valleys within the district. The study identified the number of known or potential

cave or rock shelter sites to have increased from 50 to 163. These are located within – Pleasley Vale, Ash Tree Gorge, Markland Grips, Holinhill Grips, Elmton and Whaley Valleys and Langwith Valley.

- 7.11 The existing scheduled monuments are the largest concentration of protected Ice Age remains in the UK. The boundaries of the protected monuments are tightly defined. Their setting is protected under the legislation.
- 7.12 The schedule does not reflect all the surviving evidence and the potential for early human activity. This is due to the fact that it is not just the caves, crags and rock shelters that are important but the lower slopes and floor of each gorge. These have high archaeological potential because they contains layers of deposited sediments, where drift geology may have buried archaeological remains. There have been a number of developments in gorges such as Pleasley Vale over the last 200 years which have damaged this archaeology.
- 7.13 The Creswell Crags Conservation Plan (2001) and the Creswell Crags Limestone Heritage Area Management Action Plan (March 2004) are important policy documents that the Council will take into account when considering any proposals for development within these areas. A Conservation Statement and Management Action Proposals have been produced for each vale. The following policies from the Conservation Plan have particular relevance to applications for new development;

- 7.14 **A.1.6** Preserve and enhance the integrity of the Creswell Crags landscape including the removal of intrusive 20th century infrastructure that detracts from the appearance of the site.
- 7.15 **A.4.2** Carry out a study to consider definition of a protected area around Creswell Crags to safeguard and enhance the high quality landscape setting and to protect the setting from degradation through inappropriate and piecemeal development.
- 7.16 The threats to these gorges are in the form of development such as:
- improvements to road networks
 - drainage works
 - engineering operations
 - construction in association with agricultural buildings or industrial buildings
 - recreational development (including sports fields and cycleways)
 - large scale landscaping
 - public utilities operations such as pipe or cable laying.
- 7.17 Their setting may be affected by landfill sites, mineral extraction, industrial development and other large-scale operations.
- 7.18 The Council will seek to protect and enhance the setting of the limestone gorges and the historic views both into and from within the gorges. If any development is proposed which affects these gorges or their setting, the Development Control Archaeologist at Derbyshire

County Council and the Creswell Heritage Trust will be directly consulted.

- 7.19 In all cases where development is proposed within the limestone gorges, an archaeological appraisal will be required before an application is determined.

Medieval Settlements

- 7.20 In addition to the two Areas of Archaeological Importance, the medieval settlements of the district are areas of special archaeological interest. Maps of these areas are included in Appendix (A).
- 7.21 Documentary records and experience of recent archaeological evaluation in settlements such as Clowne has shown that a large number of the small towns and settlements in the district have medieval origins and significant potential for surviving medieval archaeology. There is heritage significance in the topography and the characteristics of the medieval settlement patterns that still survive.
- 7.22 Barlborough has been surveyed under an Historic England programme called "Extensive Urban Surveys" which demonstrated the significance of the pattern of its historic development and surviving townscape.
- 7.23 The boundaries of the core medieval settlements have been identified based on early map evidence prior to 19th century coal mining development. Together with the Sites and Monuments Record these boundaries provide a means of identifying archaeological potential.

7.24 Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

7.25 The following settlements are identified as having significant potential for medieval archaeology;

- South Normanton
- Blackwell
- Tibshelf
- Glapwell
- Palterton
- Scarcliffe
- Shirebrook
- Elmton
- Clowne
- Whitwell
- Barlborough

7.26 When considering development, archaeological significance must be understood first, and protected through an informed, minimal impact design. Overall, the key advice is to plan early, understand the heritage value, and shape development so that archaeological significance is conserved.

<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/heag314-planning-archaeology/>

Unknown archaeology that could be of national importance

7.27 Buried archaeological remains that have not yet been discovered but may survive below ground in areas with

known historic activity. These remains could turn out to be as significant as scheduled monuments, meaning they would merit the highest level of protection if found. Because their exact nature and extent are unknown, the planning system takes a precautionary approach: developments in areas with archaeological potential may require surveys, assessments or trial trenching to determine whether important remains exist. If nationally important archaeology is discovered, it must usually be preserved in situ, and development may need to be redesigned or restricted to avoid harm.

Core Principles

1. development affecting archaeological remains or Scheduled Monuments should be guided by **early assessment**, usually a desk based study and, where needed, field evaluation to identify what survives and how important it is.
2. Proposals must then **avoid harm** wherever possible, design around sensitive areas, and preserve remains in situ unless there is a clear and justified reason not to.
3. For Scheduled Monuments, the bar is even higher: harmful change is **strongly restricted** and any works require separate Scheduled Monument Consent.



8.0 Setting

8.0 Setting

Introduction

- 8.1 The setting of historic assets is integral to their significance, providing context, identity, and meaning, contributing visually (views, landscape) and non-visually (tranquillity, historical associations). Setting applies to Conservation Areas, Listed Buildings and Scheduled Monuments.
- 8.2 Setting is defined as the surroundings in which the asset is experienced. Its extent is not fixed. Setting includes visual and non-visual factors such as noise, activity, and historic relationships. Elements of an asset's setting may enhance, detract from, or make a neutral contribution to its overall significance. Public access is not required for setting to contribute to the asset's significance.
- 8.3 In terms of physical extent, the setting of an asset sits somewhere between the surrounding landscape and the curtilage of an asset. The landscape is a wider area shaped by natural and human factors and broader than setting whereas the curtilage is a legal boundary around a building, usually smaller than its setting. The extent of setting cannot be permanently fixed or mapped because surroundings and knowledge of the asset and surroundings evolve.
- 8.4 Historic setting across Bolsover is strongly shaped by the district's varied topography, with settlements positioned along ridges, plateaus and valleys that create distinctive open rural backdrops. This landscape is deeply rooted in historic context, from medieval field systems and enclosure patterns to the influence of long established estate landscapes. Views play a central role, with long vistas to prominent landmarks and framed views through woodland and farmland reinforcing a sense of place. Approaches to settlements often follow historic lanes and trackways, giving a strong sense of arrival shaped by centuries of movement across the landscape. Features such as gatehouses, lodges, stone walls and mature trees further contribute to setting, tying together buildings and landscape.
- 8.5 The Local Plan protects historic setting through several key policies. **SC16 Conservation Areas**, **SC17 Listed Buildings** and **SC20 Registered Parks and Gardens** all require development to respect and conserve the surroundings that contribute to an asset's significance, including important views, spatial relationships, landscape character and historic context. These policies ensure that change within or near designated heritage assets does not erode the qualities that make their settings meaningful.
- 8.6 Other policies also support this principle more broadly. **SC18 Non Designated Heritage Assets** requires proportionate consideration of the setting of locally important heritage buildings/structures, while **SC3 High Quality Development** ensure that new development

responds sensitively to local distinctiveness, rural character and the wider landscape. Together, these policies guide development so that historic settings are understood, respected and conserved across the district.

- 8.7 Historic England has produced guidance on managing change within the settings of heritage assets, including archaeological remains and historic sites.

[The Setting of Heritage Assets - Historic England](#)

The contribution of Setting to Significance

- 8.8 Setting is not defined as part of the heritage asset or designation. Its importance is in how it contributes to the significance of an asset or the ability to appreciate that significance. The key factors are:
- 8.9 **Change over time:** Settings evolve as surroundings change. Understanding this history helps predict how future development will affect significance. Original settings often strongly contribute to significance, but later changes can also add value, such as a townscape shaped by phases of development. Conversely, inappropriate past changes may diminish significance, and thereby removing such intrusive elements can potentially enhance it.
- 8.10 **Cumulative change:** Where significance has already been compromised by unsympathetic development, further change must be assessed carefully. Additional harm could sever remaining links to original settings, while positive change might restore historic landscapes

or remove structures blocking key views. Screening intrusive developments can help their assimilation, though it is not a substitute for good design.

- 8.11 **Access and setting:** The contribution of setting does not depend on public access. Equally numbers of visitors are not a measure of significance. Significance is qualitative and can include tranquillity, remoteness, or local community value. Restricted access does not diminish importance; interpretation or improved access can enhance appreciation.
- 8.12 **Buried assets and setting:** Heritage assets that are not visible, such as archaeological remains or submerged sites, still have settings that influence significance. Strategic views, historic street patterns, and continuity of land use can reveal their presence. Even if obscured, the setting may retain associative or historical value.
- 8.13 **Designed settings:** Many heritage assets have settings deliberately created to enhance their presence or create drama (e.g. formal parks and gardens around country houses). These designed settings may themselves be designated heritage assets and often extend beyond the immediate boundary, including distant features or borrowed landscapes. Evaluation should consider immediate, wider, and extended settings, as large-scale development can affect significance even from afar.
- 8.14 **Setting and urban design:** In urban areas, setting interacts with townscape and design considerations. Attributes such as enclosure, street layout, lighting, and visual harmony influence how heritage assets are

experienced. Protecting setting often aligns with good urban design principles.

- 8.15 **Setting and economic viability:** Sensitive development can support the sustainable use of heritage assets, while poorly designed or intrusive development can reduce economic viability. Balancing heritage and economic considerations is essential.

Views and Setting

- 8.16 Views often express how setting contributes to significance. Important views include those designed as part of an asset's function, those with historical or cultural associations, and those linking multiple assets.
- 8.17 Designed, historic, associative, or culturally important views may be especially relevant, with some assets intentionally intervisible for functional or symbolic reasons. Views may be static or kinetic (experienced while moving). Conservation Area Appraisals and Heritage Management Plans often identify key views, but additional views may also merit consideration.
- 8.18 Landscape assessment differs from setting assessment because not all parts of a landscape contribute to significance. Landscape assessment considers everything within a view, while setting focuses on elements that contribute to an asset's significance. Views that do not relate to significance fall under general amenity rather than heritage considerations. Amenity relates to general enjoyment, not heritage value.

Development, Setting and Significance

- 8.19 **Identifying which heritage assets and their settings are affected.** This initial key step should identify the assets whose experience may be affected by development. The extent of the area of assessment varies depending on the scale and prominence of the proposal and the sensitivity of the asset to development.
- 8.20 This involves defining the surroundings where the asset is experienced and determining whether the development could influence that experience in any way. At the pre-application or scoping stage, it is good practice to indicate whether a proposal might affect the setting of specific assets or to define an "area of search" for potential impacts.
- 8.21 **Assessing the degree to which settings and views contribute to significance.** The next step is an evaluation of how setting and views support understanding of an asset's significance. The assessment should start with the asset's key attributes and then consider physical surroundings, associations, sensory factors, and how views reveal significance.
- 8.22 Mapping past and present relationships between the asset and its surroundings can help visualize contributions and identify opportunities for enhancement. Local Historic Environment Records and landscape character assessments are valuable sources of information.

8.23 **Assessing the effects of the proposed development.**

The identification of whether development will harm or enhance significance should consider location, form, appearance, wider effects, permanence, and cumulative impacts. The issue is whether the development enhances or harms significance through the principle of development, its scale, or its design.

8.24 **Exploring ways to maximise enhancement and avoid or minimise harm.**

Early discussion is crucial to identify opportunities for enhancement and reduce harm. Enhancement may involve removing intrusive features, restoring views/lost historic elements, or improving access or introducing new features or interpretation that improve public appreciation. Harm can be reduced through design changes, repositioning, or screening. However, screening should never substitute for good design and must be carefully planned to avoid creating new visual intrusions with the consideration of long-term management measures secured through planning conditions or legal agreements.

8.25 The relationship between a heritage asset and its surroundings must be understood and respected so that significance is not harmed.

Core Principles

1. identify what **aspects of the setting** contribute to the asset's value such as views, landscape character, spatial relationships or historic context
2. ensure new development is located, designed and scaled so that the **qualities that contribute to its value are conserved.**
3. Change is not ruled out, but it must be sensitive, well informed and **avoid eroding** the way the setting contributes to the asset's significance.

9.0 Applying for Consent



9.0 Applying for Consent

Introduction

9.1 This section provides practical guidance needed to prepare well justified, heritage sensitive proposals that have a stronger chance of securing consent. Together with the detailed advice contained throughout this document, it is intended to serve as a practical reference for anyone considering development affecting a heritage asset, supporting informed and responsible decision making from the outset.

The Application Process

9.2 The application process follows a clear sequence that applies to almost all types of development, from small extensions to major projects. It moves from early engagement through formal submission, public scrutiny, professional assessment, and finally a decision. The process is designed to ensure development is properly assessed against national policy, the local plan, and material considerations. Although timescales can vary due to scale and complexity, the core stages remain consistent.

- **Pre-application advice:** Applicants should discuss proposals with the Local Planning Authority to identify issues early.
- **Submission:** Application form, plans, supporting documents, ownership certificates submitted, and fees paid.

- **Validation:** The Local Planning Authority checks the application is complete i.e. including all of the necessary information before formally registering it.
- **Public consultation:** Neighbours and statutory bodies are notified and invited to comment, usually for 21 days.
- **Assessment:** Planning officers assess the proposal against the Development Plan, national policy, technical evidence, and consultation responses.
- **Decision:** Permission is granted (with conditions) or refused, either by officers under delegated powers or by the Planning Committee.
- **Post decision:** Applicants may appeal if refused. Conditions on an approval require compliance, some of which may have to be attended to prior to the commencement of development starting.
- Failure to comply with listed building consent conditions is a criminal offence under the Planning (Listed Buildings and Conservation Areas) Act 1990, risking unlimited fines or up to two years' imprisonment. Local planning authorities can issue listed building enforcement notices to reverse unauthorized alterations, with non-compliance leading to prosecution.
- Failure to comply with planning approval conditions is a breach of planning control that can lead to local authority enforcement action, including fines,

prosecution, or orders to demolish, alter, or cease using a development. Consequences include invalidated permission and potential criminal offences if notices are ignored

[The application process](#)

Pre-Application Advice

- 9.3 The Council has a free pre-application service for those seeking initial clarification on whether planning permission is required for householder developments and domestic extensions as well as preliminary advice regarding works to a Listed Building.

[Planning Permission and Householder Development Enquiries](#)

- 9.4 If a formal application is required, from 1st October 2025 the Local Planning Authority introduced a (fee paying) Pre-Application Advice Service for all development enquiries. This paid for service allows property owners, agents or anyone with land or property interests to obtain advice from the Authority prior to making a formal application. This ensures that effective and timely advice can be provided to those submitting a formal application.
- 9.5 Details of the fees and the target timeframe for responses based on the different categories of development are set out in the Pre-App Planning Advice Note.
- 9.6 To submit a pre-application enquiry complete the pre-application advice form online which includes an

online payment facility. Pre-application advice fees are nonrefundable and do not contribute towards the cost of any subsequent planning application submission.

Validation

- 9.7 The Bolsover Local Validation Checklist for Planning Applications includes a list of local information requirements, which are required in addition to the national validation requirements set out in the Town and Country Planning (Development Management Procedure) Order (2015), which are also set out in the Local Validation Checklist. Access to the checklist and other guidance is available on the following Council webpage.

[Local information requirements](#)

- 9.8 Please note that certain application types are not covered by the Local Validation Checklist, such as high hedge complaints, prior notification applications, applications or notice to carry out works to trees, environmental impact assessment development, hedgerow removal and others. You are recommended to contact the planning department at dev.control@bolsover.gov.uk to discuss specific validation requirements for these types of applications.

Building Regulations

- 9.9 The Building Regulations dictates how you build (safety/construction standards) ensuring compliance with structural, fire, and health regulations. It is

the responsibility of the applicant or their agent to investigate the need for consent under the Building Regulations.

- 9.10 If you are proposing a change of use or a change in plan form of a building in association with an extension you will need to provide an Access Statement. This should be submitted with both your applications for Building Regulations approval as well as Planning Permission. The Access Statement should identify the key issues, the constraints and any compensatory measures where full access is impracticable.
- 9.11 There is flexibility under the Building Regulations to take account of the need to preserve the heritage significance of a listed building. Early consultation with building control inspectors as well as the Council's conservation officer will ensure that an acceptable solution is reached

[Planning & Building Control - Self Service](#)

- 9.12 The requirements under Part L and Part M relating to energy efficiency and access and apply to all buildings including listed buildings. The specific requirement introduced by Part L is that reasonable provision shall be made for the conservation of fuel and power by limiting the heat loss through the fabric of the building. This only comes into effect if you are intending to carry out alterations that involve the replacement of fabric e.g. roof, windows, or a change of use.
- 9.13 The requirements of Part M of the Building Regulations 2010 addresses the need to provide accessible

buildings for people with disabilities. With regard to historic buildings, the aim of the regulations is to improve accessibility wherever possible, taking into account the practical constraints and historic character of historic buildings.

- 9.14 For further advice specific to historic assets see the Historic England webpage Building Regulations, Approved Documents and Historic Buildings <https://historicengland.org.uk/advice/technical-advice/building-regulations/>

Statement of Heritage Significance

- 9.15 A heritage assessment will be required when there could be an impact to the significance of a heritage asset – designated or non-designated.
- 9.16 A Statement of Heritage Significance is a concise, objective document that identifies what is important about a heritage asset, such as a building or site and explains why it matters. It acts as a baseline assessment of a site's special interest. Understanding the significance of heritage assets, in advance of developing proposals for buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.
- 9.17 The main guidance is an advice note published by Historic England which explores the assessment of significance of heritage assets as part of a staged approach in which assessing significance precedes designing the proposal(s).

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Key Aspects of a Statement of Significance:

1. **Purpose:** Its main purpose is to help owners, developers, and decision-makers understand the heritage value of a site, helping to avoid or minimize harm during development or repair.
2. **Content:** It describes the asset's history, its physical, archaeological, architectural, and artistic interest, and how its setting contributes to its value.
3. **Value Assessment:** It articulates the "significance" (the value to this and future generations) through four key types of heritage interest:
 - **Evidential:** Potential to yield new knowledge.
 - **Historical:** Connection to past people, events, or phases.
 - **Aesthetic/Architectural:** Design, craftsmanship, or sensory stimulation.
 - **Communal:** Meaning for the community (e.g., social, spiritual).
4. **Proportionality:** The level of detail should be proportionate to the asset's importance and the complexity of the proposed changes.

Heritage Impact Assessments

- 9.18 Heritage Impact Assessments are required to accompany planning applications involving designated heritage assets, such as listed buildings and conservation areas, and may also be needed for non-designated sites.
- 9.19 A Heritage Impact Assessment (HIA) is a document that takes forward a Statement of Significance to assesses how a proposed development might affect the Significance of the historic building, landscape, or archaeological site that has been assessed. The Statement of Significance is the starting point, followed by an assessment of the potential impacts of the development on that significance, and a strategy to mitigate any negative effects.

Key Aspects of a Heritage Impact Assessment

Statement of Heritage Significance: (see 1-4).

5. **Proposed changes:** An outline of the specific works or development that is being proposed.
6. **Impact analysis:** An assessment of how the proposed changes could affect the heritage asset's significance.
7. **Mitigation strategy:** A plan to minimize or manage any negative impacts identified.
8. **Non-designated sites:** A local council may request an HIA if a development has the potential to affect a non-designated heritage asset.

Why a Heritage Impact Assessment is important

- 9.20 It informs decision-makers about the potential risks and benefits of a proposal on a heritage asset. It helps ensure that proposals for change are appropriate and that what is important about the asset is sustained or enhanced. Good information upfront can speed up the planning process and lead to better overall design outcomes. It ensures the project complies with both national and local heritage policies.
- 9.21 It is crucial that new development aims to avoid and then minimise harm to the historic environment. It should also seek enhancement opportunities to better reveal the significance of heritage assets. The Council will expect a heritage assessment to be undertaken and resist development that does not align with this SPD.

Key Aspects of a Heritage Impact Assessment:

- 1. Purpose:** The main aim is to identify, prevent, or reduce any harm (mitigation) to a heritage asset's significance, including its physical fabric, setting, or character.
- 2. Definition of Significance:** It assesses why the site is special (archaeological, architectural, artistic, or historic interest).
- 3. Contextual Analysis:** The assessment covers not just the building itself, but also its "setting"—the surrounding environment in which it is experienced.

- 4. Two-Part Process:** The assessment first establishes the significance of the asset, then moves on to evaluate the impact of proposed changes.
- 5. Mitigation Strategies:** It outlines measures to minimize negative effects, such as choosing, alternative designs or, if damage is inevitable, ensuring the damage is recorded.

Evaluation of Harm

- 9.22 Any assessment undertaken will also need to include an evaluation of harm and then how that harm can be avoided and minimised through the design considerations. Whilst the Council can then undertake their own evaluation of harm, it is important that the applicant includes this information as part of their assessment.
- 9.23 When assessing development affecting a heritage asset, the Council must judge whether the proposal would cause harm to its significance. This starts with understanding why the asset is important, then identifying how the proposal would impact on that significance. The Heritage Impact Assessment contributes significantly to this appraisal. The level of harm is then categorised to guide decision making, with proposals that are considered to result in substantial harm rarely supported.

Categories of Harm

- **Substantial harm:** Major change that seriously damages or destroys what makes the asset special.

- **Less than substantial harm:** Harm that affects significance but is not severe; this can range from minor to moderate impact.
- **No harm:** The proposal does not negatively affect the asset or its setting.

9.24 The process of producing a Statement of Significance followed by a Heritage Impact Assessment ensures that any harm is clearly identified, explained and weighed against potential public benefits. These benefits can be heritage-related or economic, social or environmental benefits

9.25 When applying for planning permission for works affecting a heritage asset or for listed building consent, understanding the heritage significance of the building/place is the necessary starting point. The purpose of this SPD is to provide pre-design guidance to developers, architects, agents and landowners when considering development that will impact on an historic asset.

9.26 If a proposal harms a heritage asset, the planning system treats that harm as a major constraint. It must be minimised, fully justified, and outweighed by strong public benefits.

Core Principles

1. **Understand the significance:** Begin by identifying what makes the heritage asset important—its history, architecture, setting and contribution to the wider area.
2. **Assess the impact early:** Consider how your proposal will affect that significance, including both the asset itself and its setting.
3. **Avoid or minimise harm:** Design the proposal to conserve the asset, working around sensitive features and avoiding unnecessary loss or alteration.
4. **Justify any change:** Where harm cannot be fully avoided, provide a clear, evidence based justification and demonstrate that the public benefits outweigh the harm.

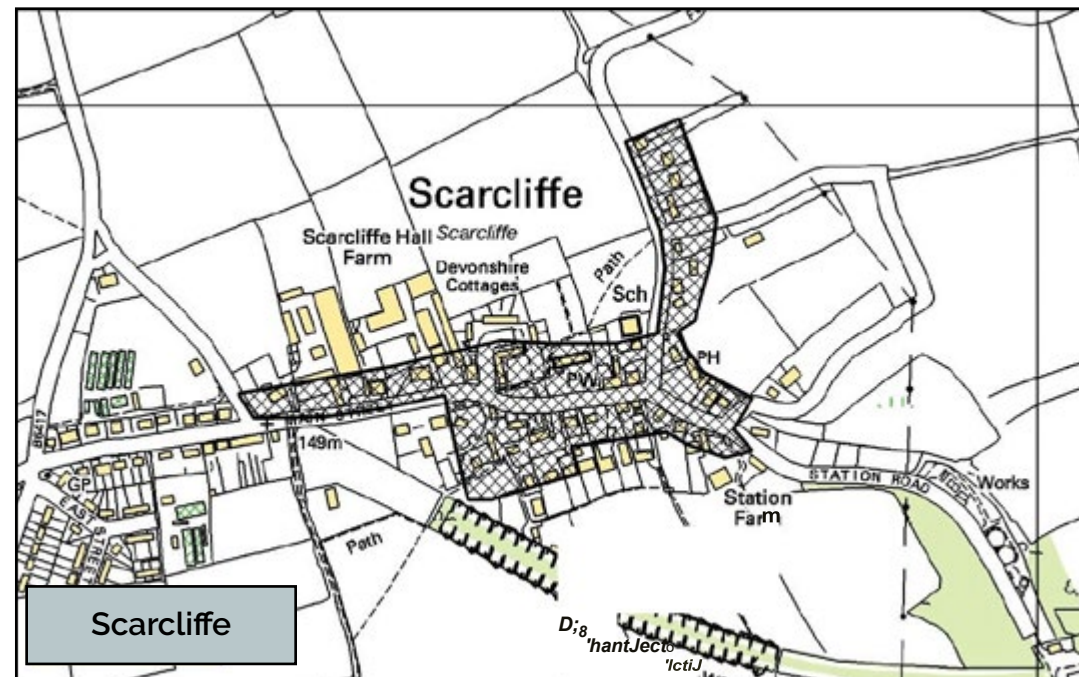
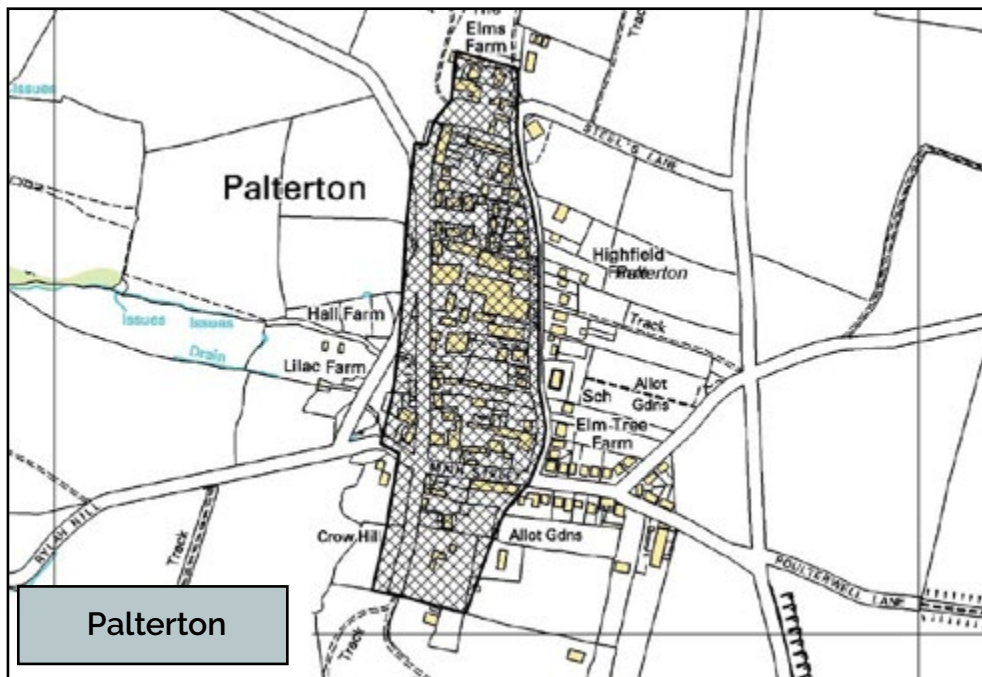
5. **Use appropriate materials and methods:** Ensure proposed repairs, alterations and new work uses suitable materials and techniques that respect the character of the asset.
6. **Provide clear, proportionate information:** Submit the necessary heritage assessments, drawings and supporting documents so the Council can fully understand the proposal.
7. **Engage early:** Seek pre application advice where possible to resolve issues before submitting a formal application.

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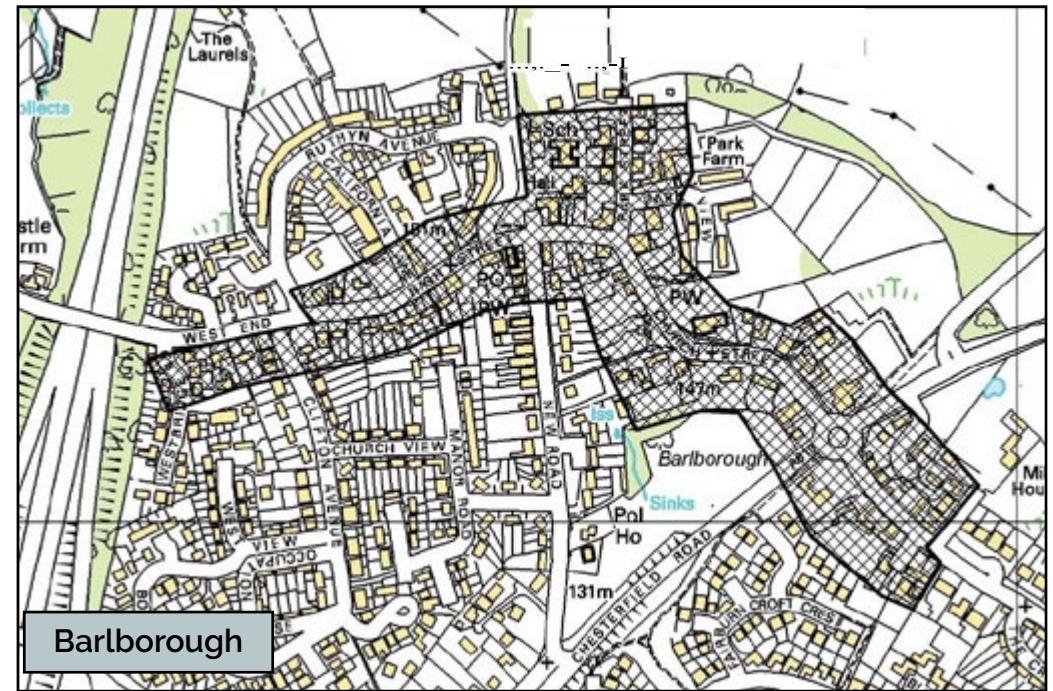
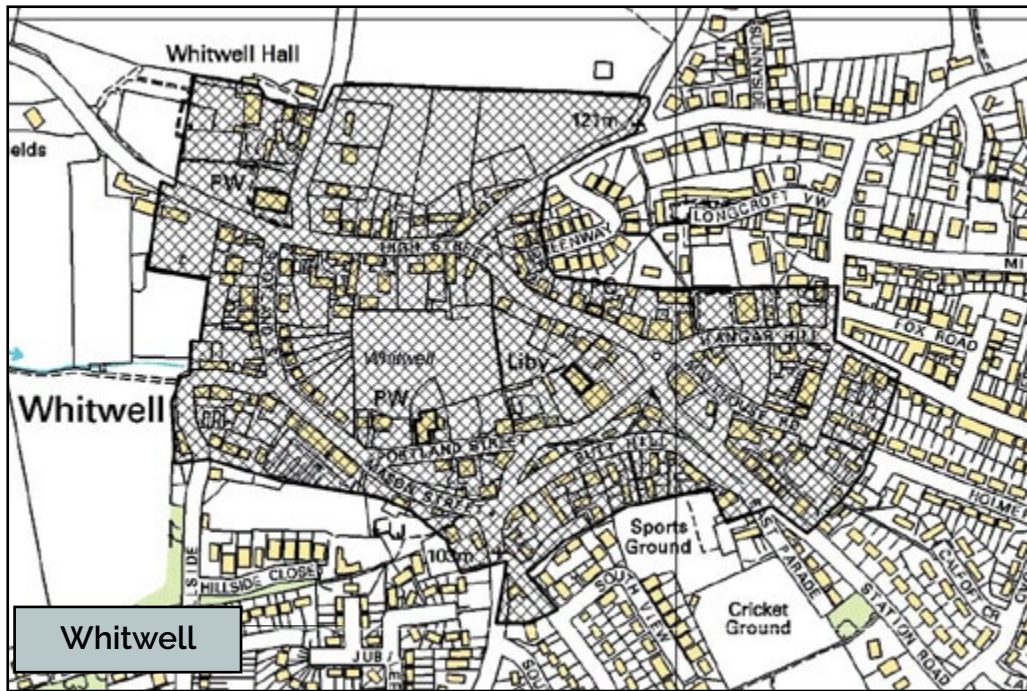
Appendices

10.0 Appendix A – Plans of Settlements with Potential for Medieval Archaeology



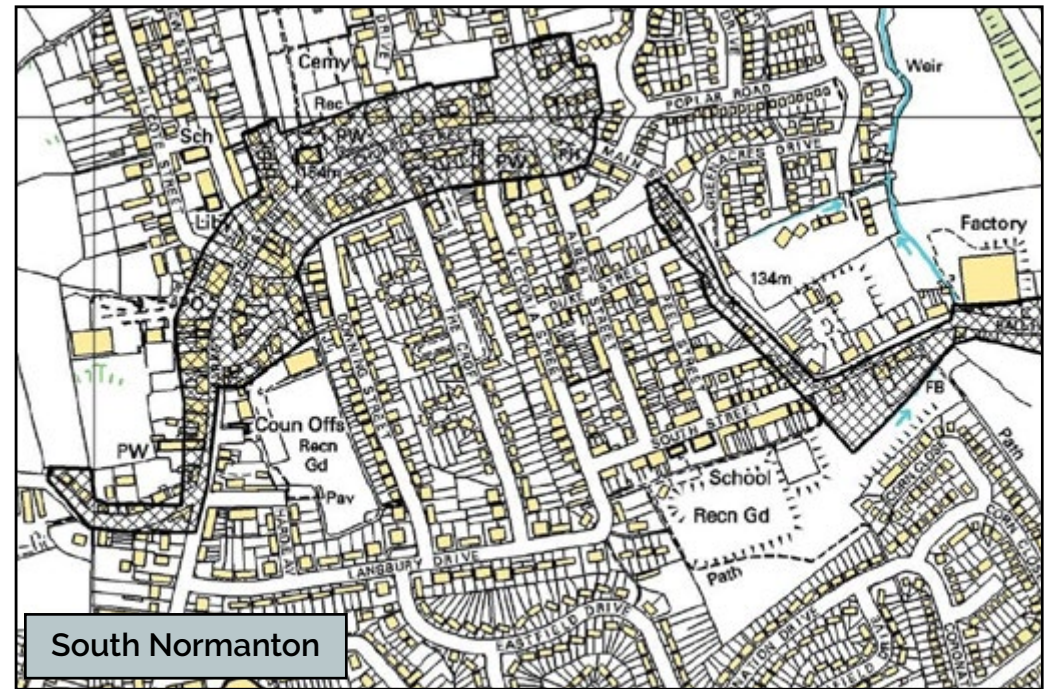
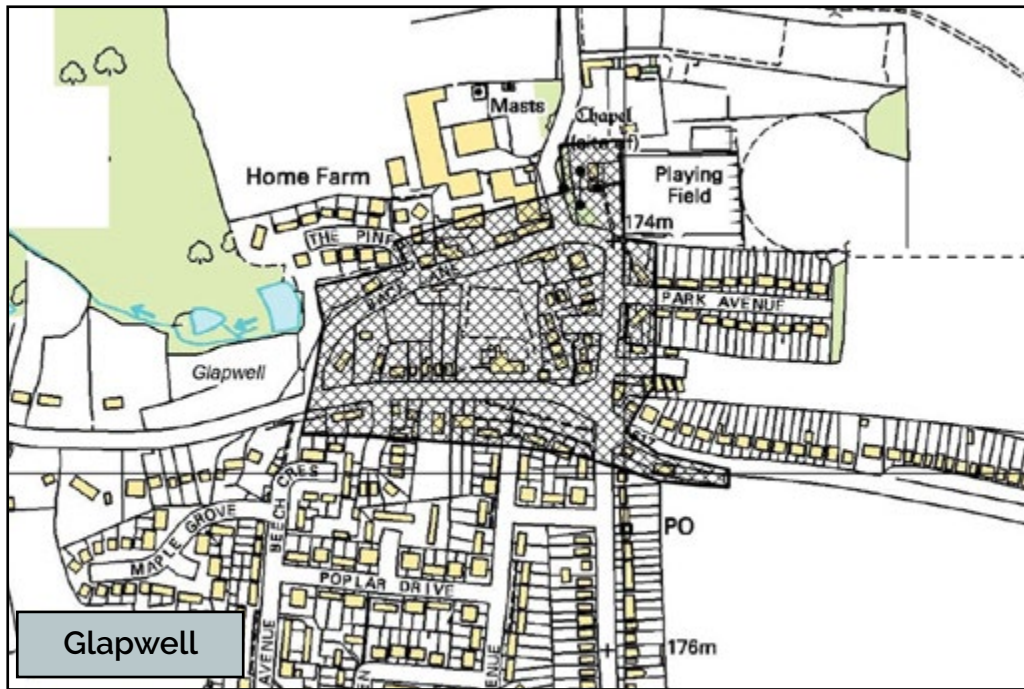
Settlements with potential for medieval archaeology

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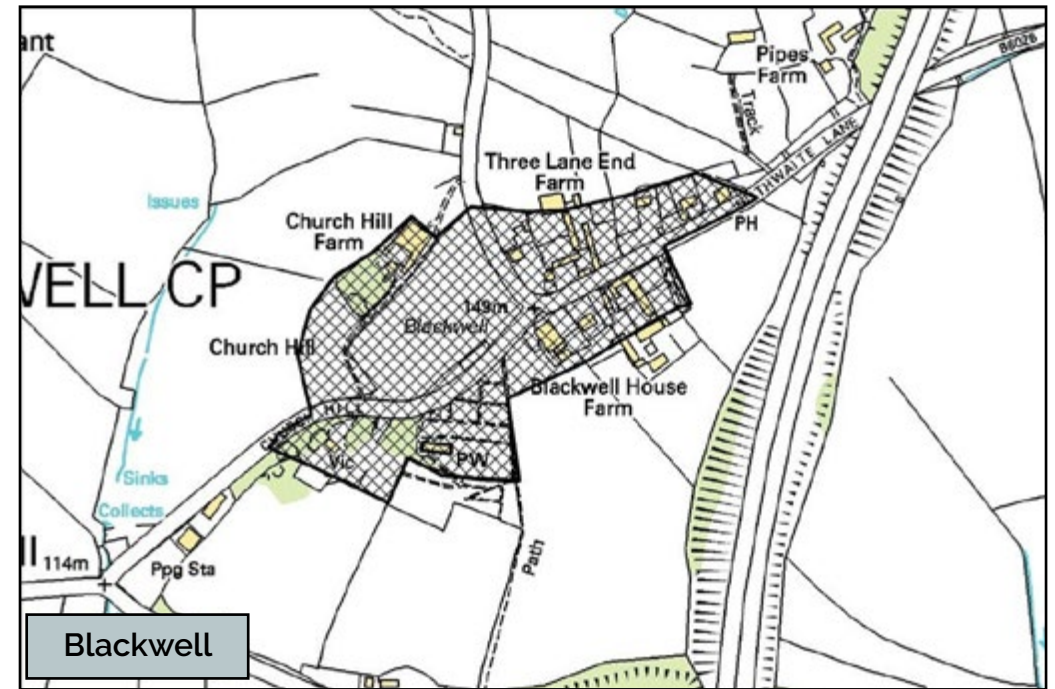
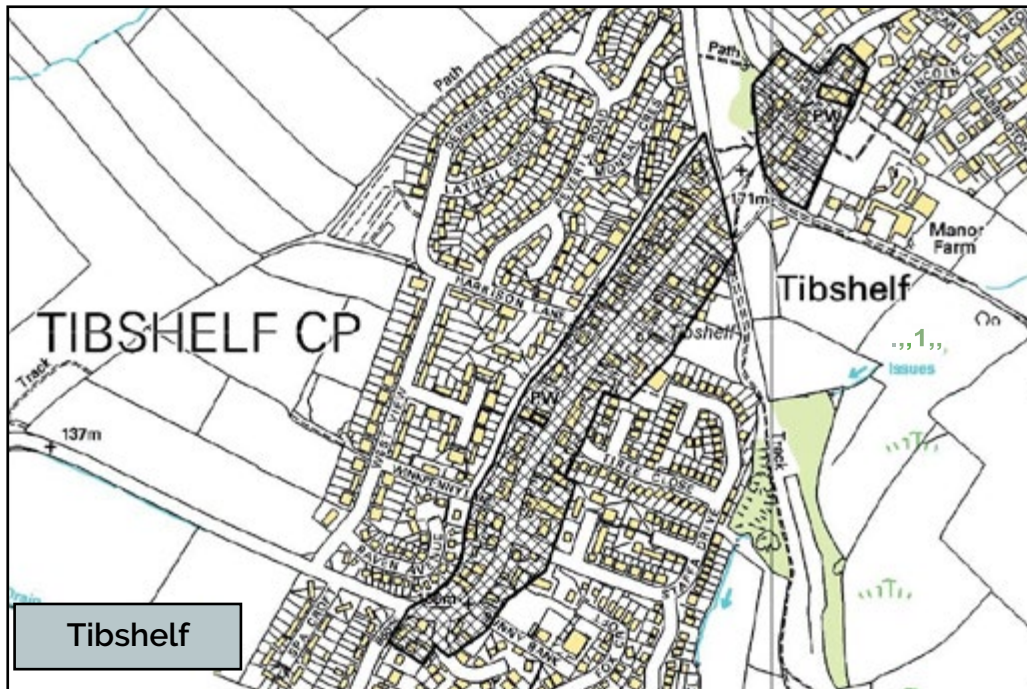
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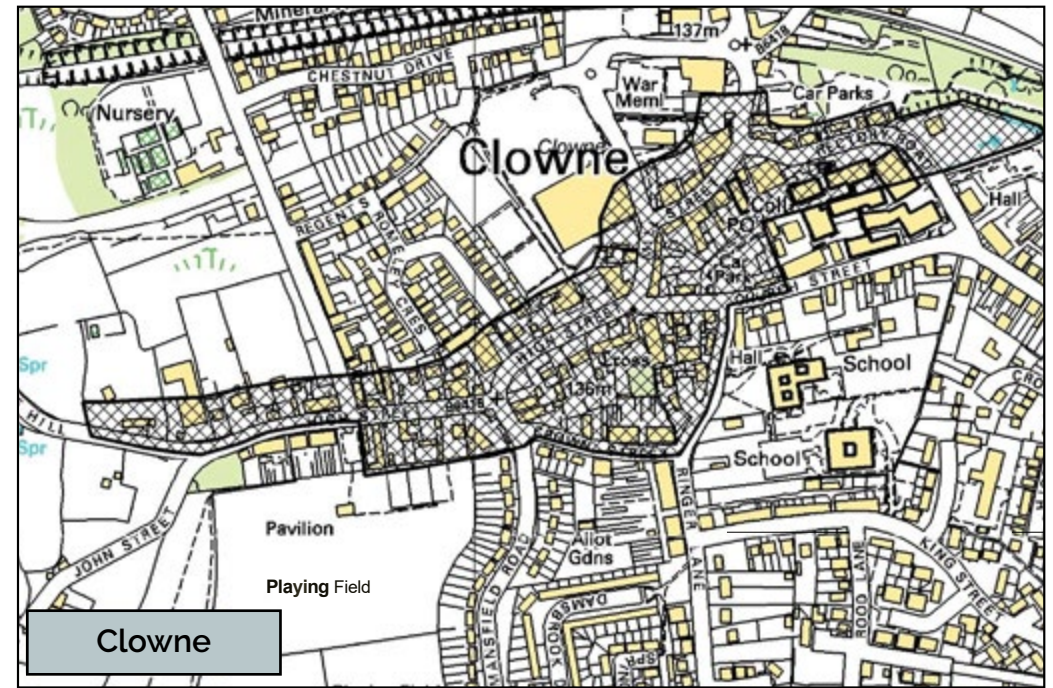
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Settlements with potential for medieval archaeology

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11.0 Appendix B - List of Scheduled Monuments

Ault Hucknall

- Hardwick Old Hall
- Stainsby defended manorial complex including site of chapel

Barlborough

- Barlborough Cross, High Street, Barlborough

Clowne

- Market Cross, High Street, Clowne

Elmton-With-Creswell

- Markland Grips Camp

Old Bolsover

- Bolsover Castle
- Four watch towers (conduit houses) SW of town
- Entrenchments N and SE of town

Pinxton /South Normanton

- Pinxton Castle

Pleasley

- Pleasley Colliery

Scarcliffe

- Langwith Bassett Cave, Upper Langwith

Whitwell

- Creswell Crags (2 entries)
- Ash Tree Cave, Highwood Lane

12.0 Appendix C - List of Conservation Areas

Astwith (area 14.91 ha)

Designated 14th February 1990

Apsley Grange (area 1.8 ha)

Designated 20th December 1995

Barlborough (total area 187.76 ha)

Designated 1st February 1972

- Ext. No. 1 5th July 1978
- Ext. No. 2 1st April 1992
- Ext. No. 3 7th May 1997
- Ext. No. 4 22nd August 2001
- Ext. No. 5 11th September 2002
- Ext. No. 6 9th November 2020

Belph (area 2.6 ha)

Designated 7th February 1979

Bolsover (total area 70 ha)

Designated 17th July 1971

- Ext. No. 1 5th July 1978
- Ext. No. 2 11th August 1982
- Ext. No. 3 28th September 1988

Carnfield Hall (area 45 ha)

Designated 8th November 1989

Clowne

Designated 4th May 2005

Creswell Village and Model Village (area 20.2 ha)

Designated 10th July 1991

Creswell Craggs (total area 29.3 ha)

Designated 5th July 1978

- Ext. No. 1 10th July 1991
- Ext. No. 2 7th May 1997

Nb. Add text to state that as at (date) Creswell Village and Craggs now one Conservation Area Elmtun (total Area 22.2 ha)

Designated 5th July 1978

- Ext. No. 1 10th July 1991

Elmtun with Creswell Farmsteads (area 18.9 ha)

Designated 10th July 1991

- Ext. No. 1 13th October 2021

Hardstoft (total Area 23 ha)

Designated 5th July 1978

- Ext. 14th February 1990

Hardwick and Rowthorne

Designated 29th March 1974

- Ext. No. 1 8th July 1987 (total area 498 ha)

Markland and Hollinhill Grips

Designated 10th July 1991 (area 63.0 ha)

Newton (Area 3.74ha)

Designated 9th January 2002

Old Blackwell (Area 17.5 ha)

Designated 5th July 1978

Oxcroft Settlement

Designated 21st December 2022

Palterton (Total area 10.9 ha)

Designated 7th February 1979

- Ext. No. 1 13th November 1991

Pleasley Park and Vale

Designated 11th February 1987 (area 132 ha)

Pleasley Village (area 3.5 ha)

Designated 11th February 1987

Scarcliffe (area 8 ha)

Designated 7th February 1979

Southgate House (area 28 ha)

Designated 8th November 1989

Stainsby (area 25.4 ha)

Designated 5th July 1978

Steetley (area 1.5 ha)

Designated 21st February 1969

Stony Houghton (area 10 ha)

Designated 5th July 1978

Tibshelf (area 4.4 ha)

Designated 7th February 1979

- Ext. No 1 13th October 2021

Upper Langwith (total area 36.1 ha)

Designated 7th February 1979

- Ext. No. 1 10th July 1991

Whaley (area 15.5 ha)

Designated 5th July 1978

Whitwell (total area 24 ha)

Designated 14th January 1971

- Ext. No. 1 7th February 1979
- Alteration No. 2 25th March 1987