
Proposed Refurbishment and Alterations Derby House, Hollin Cross Lane, Glossop

Planning and Heritage Statement

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Appendix 1

Historic Environment Record Derbyshire

1. Introduction

- 1.1. This Planning and Heritage Statement has been prepared on behalf of St Christopher's Trust to accompany a full planning application for the demolition of existing office building, reconfiguration of vehicular circulation, and internal refurbishment and external alterations to the existing Supported Living Home at Hollin Cross Lane, Glossop known as Derby House.
- 1.2. This application follows a previous application at the site for redevelopment to provide new supported living facility (C2 use) and 22 dwellings (Use Class C3) including the retention and conversion of Redcourt, together with access, parking and landscaping, at Redcourt, Hollin Cross Lane, Glossop (ref: HPK/2014/0064) which was granted on 5th August 2014.
- 1.3. This application is therefore relevant to a small proportion of the wider site boundary as this application solely relates to Derby House and its immediate surroundings including the single storey ancillary offices located to the north east of Derby House.
- 1.4. The principle of the use of the site has already been established. The principle of the wider redevelopment of the site has also been established.
- 1.5. This planning and heritage statement seeks to provide an update in policy terms and heritage considerations relevant to the proposed scale of development. It should be read in conjunction with the original report submitted in association with the above application.
- 1.6. This statement should be read alongside the various technical reports that accompany the submission together with the Design and Access Statement that explains the content of the scheme.
- 1.7. This statement examines the planning policy considerations that are relevant to the consideration of this application lying within the St James conservation area and also seeks to address relevant policy within the National Planning Policy Framework (NPPF) in relation to 'Conserving and enhancing the historic environment', Section 12 Paragraphs 126-141.
- 1.8. In accordance with NPPF paragraph 128 this statement includes a Significance Assessment which analyses and presents the heritage value of the application site in respect of proximity to statutorily-listed heritage assets – St James Church and also lying within the Conservation Area.
- 1.9. Government advice is that the level of detail when considering planning applications should be 'proportionate' to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In this case the specific buildings to be demolished and extended are not Listed Buildings, nor do they lie within the curtilage of any Listed buildings nor are they identified on any non-statutory local list of heritage buildings. However, they do lie within the Conservation Area and as a designated heritage asset an assessment of the impact of the proposals on this asset is therefore required.

2. The Proposed Development

Background to the proposals

- 2.1. St. Christopher's Trust is a registered charity (reference 527036) that provides care, accommodation and support to people with learning difficulties. The Trust has operated from its base at Hollin Cross Lane since 1954 and today offers, domiciliary care, supported living and residential care.
- 2.2. The Trust provides residential care to adults at Hollin Cross Lane and it provides domiciliary care for its service users within the community in the Glossop and Buxton areas. The Trust also provides rented housing for adults with learning difficulties.
- 2.3. The philosophy is to ensure that all residents and service users should receive the necessary care, guidance, support and training to enable them to reach their full potential and to lead as normal a life as possible.
- 2.4. The Trust is committed to providing the best possible care and support so as to achieve optimum outcomes for its residents and service users. The Trust is constantly working to raise standards and improve quality.
- 2.5. The Trust's mission is;

'To provide accommodation and person centred support to adults with learning disabilities, enabling each individual to exercise choice, to actively participate in the community and lead fulfilling lives.'

The proposal

- 2.6. To continue this work and maintain operational requirements, the trust needs to update their current outdated accommodation at Derby House to provide a more up-to-date and fit-for-purpose home for their residents. The existing facilities at Hollin Cross Lane are increasingly outdated and there are increasing costs of providing care for the Trust's residents in multiple buildings that are of an age, that no longer offer the space and the facilities that people and care organisations expect today.
- 2.7. This proposal therefore seeks to modernise the Supported Living Home accommodation through a single storey extension and demolish the existing office accommodation which will be relocated off site. The existing office building to be removed is single storey in height.
- 2.8. The proposed extension is sympathetic in scale and is single storey with a flat roof.
- 2.9. There is currently accommodation for 18 residents, however the Supported Living Home is not fully subscribed, leaving empty bedrooms. The proposals therefore seek to internally reconfigure the layout of the building to provide accommodation for 14 residents in larger and more practical rooms.

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- 2.10. The proposal seeks to add a single storey extension and canopy to the front of the building, creating a new feature entrance to an otherwise dated facade.
- 2.11. The demolition of the existing office building will create a single direction vehicular loop road with associated car parking for staff and visitors. Vehicular access to the site will remain as existing from the westernmost access point on Hollin Cross Lane. Egress onto Hollin Cross Lane will be from the existing easternmost access point on Hollin Cross Lane. The turning head to the front of Derby House will remain to enable turning manoeuvres for emergency and delivery vehicles which will use the same access for egress onto Hollin Cross Lane.
- 2.12. The details of the development are set out in detail in the Design and Access Statement, but in summary, the following are relevant considerations in the assessment of the impact of this development both in planning policy terms and on heritage assets;
- In planning terms the site constitutes a previously developed site lying within the defined urban area of Glossop where the principle of development has already been established.
 - The application site relates to only a small (0.2ha) proportion of wider site area (2.2ha).
 - The St James Conservation Area was designated in 1994 and the boundary includes the extent of the application site, with its southern boundary being formed by the river Long Clough Brook.
 - The wider site is covered by a group Tree Preservation Order (TP061).
- 2.13. There is no impact of the proposed development on trees or on the ecological interests, both matters will remain as per the extant consent (ref: HPK/2014/0064).
- 2.14. The extant consent was subject to extensive pre-application discussions with planning and conservation officers of High Peak Borough Council in addition to local community consultation. The details of which are included within the previous application. Given the limited scale of the proposed development and the positive planning history of the site, it is not considered that additional public consultation is necessary for this submission.
- 2.15. The following matters are considered to be important considerations in assessing the impacts of the proposed development:
- The principle of retaining St Christopher's Trust and the services it provides at Hollin Cross Lane.
 - The provision of a more suitable care home on site.
 - The demolition of buildings within a conservation area and providing a reasoned justification for the removal of the ancillary offices in this respect.
 - The need to provide a positive design that avoids tree removal/adverse impacts.
 - The proposed improvements to highways, parking and landscaping in the vicinity of the Supported Living Home.
 - Above all the proposed development must preserve or enhance the Conservation Area.

3. Heritage Assets

- 3.1. The Historic Environment Record for Derbyshire has been consulted and this is enclosed as **Appendix 1**. This confirms that the site lies within the boundary of the St James Conservation Area and that there are 3 statutory Listed Buildings within 250m of the site. The HER also confirms the existence of a Roman Road running through Glossop within 500 metres although the route appears unconfirmed.

History of the existing site

- 3.2. A review of the historical maps for the site indicate that the application site was a green field site until 'Red Court' appears on plans for the first time in 1921. On this map it is clearly identified as a large building sitting in extensive grounds. There is a row of buildings lying on the boundary of the site to the rear of houses 1-7 on Hollin Cross Lane.
- 3.3. Redcourt is outside of the proposed red line boundary and will remain unaffected by the proposed development.

Listed Buildings

- 3.4. The Historic Environment Record for Derbyshire confirms there are no Listed buildings within the application site.
- 3.5. St James Church is a grade II Listed building lying within the immediate vicinity of the application site and its location is identified on the plan below. There are two additional entries for the walls and kissing gate and a wooden monument within the Churchyard which are listed separately as Grade II.
- 3.6. The Listed buildings represent 'designated heritage assets' in the terms of the NPPF and are subject to the legislative provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 and section 12 of the National Planning Policy Framework. So, too are any other structures dating from prior to 1st July 1948 and are deemed to fall within the curtilage of the listed buildings.
- 3.7. The Church and its graveyard are located on the sites' eastern boundary and the graveyard and these will be listed by virtue of it being curtilage to the Church. A consideration of the impact on the setting of these heritage assets is required.

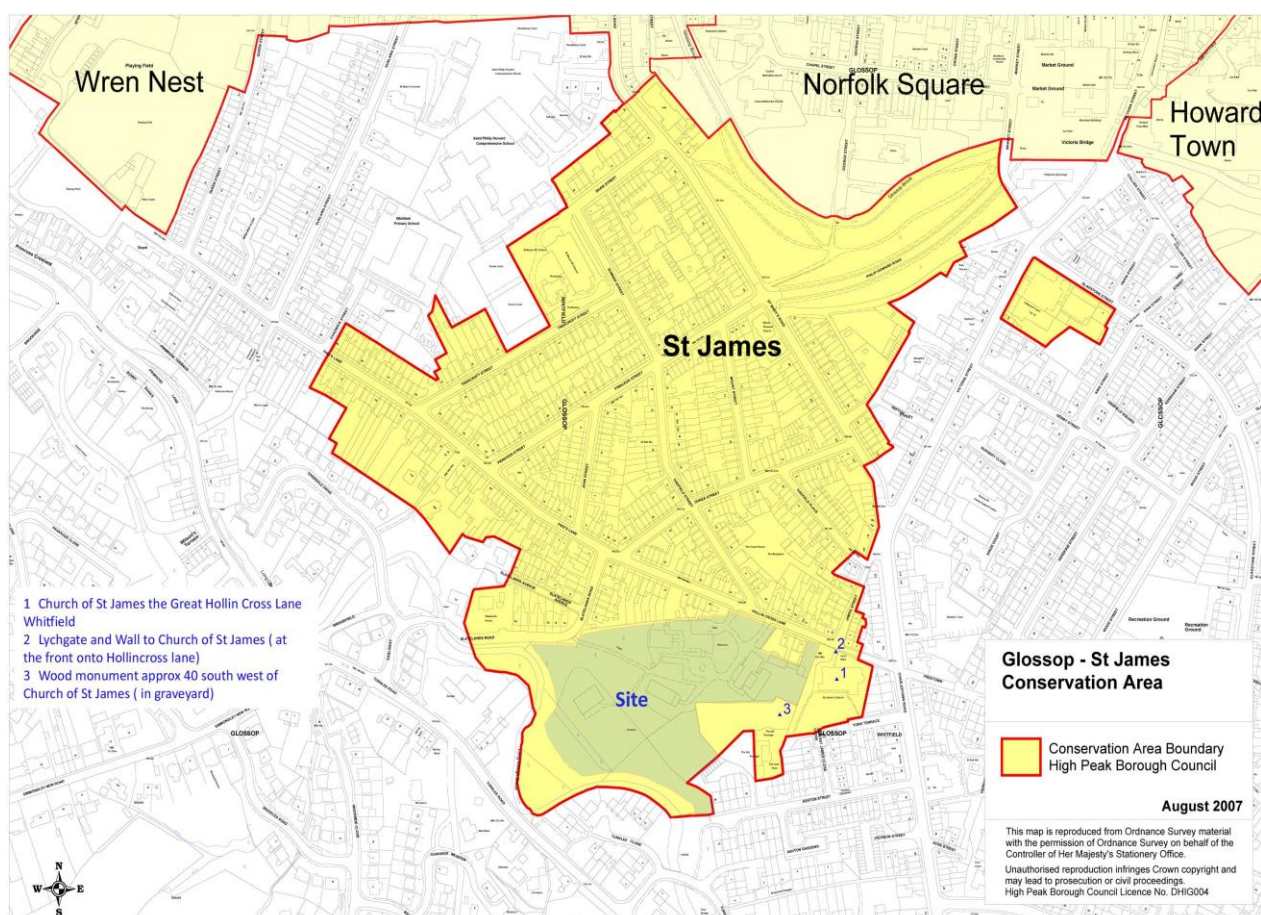
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St James Conservation Area

- 3.8. The following plan identifies the site within the Conservation Area and identifies the Heritage Assets in the vicinity;



- 3.9. The description from the Statutory List is noted in the table below;

No. on map	Listed Building Name/Address	Listing no. (English Heritage)	UID	Grade
1	Church of St James the Great Hollin Cross Lane Whitfield	1384276	484710	II
2	Lychgate and Wall to Church of St James	1384277	484711	II
3	Wooden monument approx 40 south west of Church of St James	1384278	484712	II

- 3.10. The application site itself is not a designated heritage asset, but given that it lies within a Conservation Area an assessment is required to consider whether the site and the buildings in this location make a contribution towards the significance of the Conservation area. It is also necessary to consider any impact the proposals would have on its setting.

The existing character of the Conservation Area

- 3.11. Photographs are contained in the DAS to highlight the character of the existing buildings within the Conservation Area. It is clear that there are two distinct elements to the existing character;
- i) The northern area comprising rows of terraced street-lined stone cottages interspersed with larger terraced and semi-detached stone properties with small front gardens contained by low stone boundary walls. The architectural features of these buildings tend to have a simple elevational treatment and Chimneys are a feature together with stone lintels and cills. The doorways tend to be recessed and set in stone surrounds that in some places are ornate archways (Pikes Lane) or in a more traditional stone with some adornment. The existing features provides an attractive symmetry to the street frontages in this area.
 - ii) In the south eastern area where the application lies the character of buildings is rather different. There are religious and institutional uses comprise St James Church, the churchyard and its vicarage together with Redcourt. These are individual buildings of substantial size and scale but they are not typical of the majority of the properties in the Conservation Area.
- 3.12. The predominant materials in the Conservation Area as a whole are stone with slate roofs, although I note there is some render and painted stonework on occasion.
- 3.13. In respect of the contribution of trees and planting to the Conservation Area, we have found that the tight knit arrangement of buildings in the Conservation Area means that trees are not a typical feature of the street scene. Indeed they are only dominant in the areas where spaces are created by the larger religious and institutional buildings and their church yards (St James Church and St Mary's Catholic Church).

Setting

- 3.14. The topography of Glossop and the relationship between the buildings, spaces and the landform are the key components of its setting. For the St James Area this is characterised by tight knit buildings and narrow street pattern with stone terraced properties in a grid like pattern.
- 3.15. On Hollin Cross Lane and Pikes Lane the setting is really a mix between the stone properties with their small front gardens and occasional larger stone villas on Slatelands Road and then the more open setting to the east formed by the Church, its graveyard and vicarage. Trees are not generally a feature of the area until you reach the application site which provides a tree lined frontage and a 'green gap' in the tightly defined streetscape at the site entrance on Hollincross Lane.

The existing contribution of the application site to the character and setting of the conservation area

- 3.16. As noted above the general absence of trees in the Conservation area means that the existing trees that lie around the perimeter of the sites boundaries' which can be viewed from the roads surrounding the site; Hollincross Lane, Slatelands Road Turnlee Road and Ashton Street all contribute towards both the character and setting of the Conservation Area. There is no doubt that they provide a mature landscape element in the street scene. However, the same trees on the boundary also screen the application site from any significant long range views either into or out of the Conservation Area at these points. This is also true given the topography as there is a significant change of levels within the site as it drops down to Long Clough Brook.
- 3.17. Views into the site from the Conservation Area are therefore limited to those gained from Hollin Cross Lane and Slatelands Road. It is also clear from the photographs in the Design and Access statement that these views are limited and filtered between the trees which lie around the boundaries.
- 3.18. From Hollin Cross Lane it is the red colour of Redcourt with its white paintwork that impresses upon the filtered views, not in our opinion any particular architectural quality or features of the building itself. One gains the impression of a large institutional building lying at the head of a driveway with a mature landscape setting in the foreground at its entrance from Hollin Cross Lane, which is visible through the railings on the sites' frontage. The newer more recent extension to Red Court dominates and this is visible together with Derby House and its conservatory to the front of the building.
- 3.19. There is an access and driveway into the site from Slatelands Road and the views from this road into the site are of mature trees and again glimpses of the landscaped setting of the site beyond.
- 3.20. Within the site the existing built development with its car parks and service roads is contained in gaps between the trees and these spaces form intimate areas within the site. Along the sites southern boundary there is a more densely planted woodland with a steep embankment to the Brook.

4. Relevant Planning History

- 4.1. The most recent relevant planning history is application ref: HPK/2014/0064 which was granted consent in August 2014 for 'redevelopment to provide new supposed living facility (C2 use) and 22 dwellings (C3 use) including the retention and conversion of Redcourt, together with access, parking and landscaping, at Redcourt, Hollin Cross Lane, Glossop.

5. Planning Policy Considerations

- 5.1. In this section of the statement, detailed consideration is given to the planning policy context in which any planning application must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The publication of the National Planning Policy Framework (NPPF) in March 2012 is a material consideration in the assessment of this proposal.
- 5.2. In summary, the relevant policies identify the application site lying within the urban area of Glossop and within the Conservation Area boundary.

National Planning Policy Framework (NPPF)

- 5.3. The NPPF contains at its heart a presumption in favour of sustainable development that is described as a *'golden thread running through both plan-making and decision-taking'* and is to be considered as a material consideration in determining all planning applications. The NPPF defines sustainable development as comprising an economic role, a social role and an environmental role and specifically seeks to ensure that sufficient land and buildings of the right type and in the right places are available at the right time. In other words, flexibility is key.
- 5.4. The NPPF does not alter the statutory approach to decision-making that is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. Decisions must be taken in accordance with the provisions of the Development Plan for the area unless material considerations indicate otherwise.
- 5.5. The NPPF sets out 12 Core Planning Principles, many of which relate to this proposal. The advice is that planning should;
- *Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
 - *Proactively drive and support economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the country needs*
 - *Always seek to secure high quality design and secure good standard of amenity for all occupants of land and buildings;*
 - *Encourage effective reuse of land by reusing land that has been previously developed*
 - *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*
 - *Take account of and support local strategies to improve health, social and cultural well-being.*

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- 5.6. Section 12 deals specifically with conserving and enhancing the historic environment, where emphasis is placed on conserving and enhancing the significance of heritage assets.
- 5.7. To assist in decision making, in paragraph 128, the NPPF requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance.
- 5.8. Paragraph 131 of the NPPF confirms that in determining planning applications;
- local authorities should take account of:*
- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.9. Paragraph 132 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 5.10. From this advice it is clear that the test for this proposal is whether the demolition of the ancillary office and first floor extension of existing buildings lying within the conservation area and close to Listed Buildings is likely to result in any harm to the significance of these heritage assets. This assessment is considered at Section 6 below.

Statutory Development Plan

- 5.11. As set out above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore important to establish the various elements of the Development Plan and the resulting weight that should be attached to the policies contained therein.
- The Local Plan 2016

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5.12. The following is a summary of the Development Plan policies contained in the High Peak Local Plan which are relevant to a consideration of this application:

Policy	Text	Commentary
Policy S1	Sustainable Development principles: The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.	The proposal seeks to enhance the surrounding environment through the demolition of the ancillary office building and improvements to the exterior of Derby House. In addition to this, the proposal seeks to enhance and improve existing landscaping and car parking on site. An extension to Derby House enables an internal reconfiguration to ensure rooms are adapted and made 'fit for purpose' which will contribute towards the longevity of the site in its current use.
Policy S5	Glossopdale Sub-Area Strategy – this policy seeks to promote the sustainable growth of Glossopdale whilst promoting and maintain the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community.	This proposal seeks to promote and maintain the distinct identity of Glossop, specifically the subject site, by protecting and enhancing the historic environment. The reconfiguration of rooms at Derby House will contribute towards meeting the housing needs of the local community.
Policy EQ6	Design and Place Making – this policy seeks to ensure all development is well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.	<p>The DAS sets out how the proposed design and materials will be sympathetic to its location and character of the area through the use of stone and typical features.</p> <p>There will be no adverse impacts to the amenity of surrounding residents as a result of the proposed development.</p> <p>The proposed development does not involve the removal of any trees within the site.</p> <p>The proposed elevations and materials are in keeping with the surrounding buildings and</p>

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		conservation area environment.
Policy EQ 7	<p>Built and Historic Environment – This policy seeks to conserve heritage assets in a manner appropriate to their significance taking into account the desirability of sustaining and enhancing their significance. This policy seeks to ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.</p>	<p>The DAS seeks to address policy EQ7 in detail to set out how the development will enhance the CA.</p> <p>The proposed development includes the demolition of the ancillary office building to the north east of Derby House. This building has no architectural merit and makes no contribution to the CA or its setting and its removal will enhance the CA.</p> <p>In essence the proposed development will remove an unsightly office building and create a sympathetic single storey extension to the existing Derby House. The proposals also include landscape enhancements thereby enhancing the CA and its setting.</p> <p>This statement explores the setting of the Listed Buildings and there is nothing to suggest the setting of St James Church a Grade II Listed Building would be harmed by the proposed development.</p>
Policy EQ9	<p>Trees, Woodland and Hedgerows – this policy seeks to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.</p>	<p>This proposal will have no adverse impact on trees or hedgerows. No trees are proposed to be removed as a result of this proposal.</p> <p>The proposed development respects the significant tree cover in this area and development is placed in the natural gaps between trees. There will be no adverse impacts on landscaping as a result of the proposed development. The proposals include landscape improvements.</p>
Policy CF 6	<p>Accessibility and Transport – This policy seeks to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable</p>	<p>This proposal provides additional parking spaces to improve highways and transport at the existing site. Existing access</p>

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	modes of transport and help deliver the proprieties of the Derbyshire Local Transport Plan.	points will be retained which will result in a single direction vehicular loop for residents with associated car parking for staff and visitors. This is considered to be a highway improvement as a result of the proposed development.
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5.13. This brief review indicates that this development accords with the provisions of the Development Plan.

5.14. The National Planning Policy Framework advises that where development proposals accord with the development plan they should be taken 'without delay' and where the development plan is absent, silent or relevant policies are out of date, granting permission unless;

'-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or

-specific policies in the framework indicate development should be restricted.'

Other material considerations

5.15. The following are relevant in the consideration of this application ;

- Glossop Conservation Area Character Appraisal SPD 2006
- Glossop Design and Place making strategy SPD 2011

Glossop Conservation Area Character Appraisal 2006

- 5.16. This document provides an analysis to inform the continued development of the town whilst preserving those aspects, which make it special. It seeks to identify the particular qualities and character of the area as well as the features detracting from its appeal. The document is an appraisal for all four Conservation Areas and it confirms the St James Conservation Area was first designated in 1994.
- 5.17. The document highlights the evolution of the town and the importance of the various mill buildings in this evolution. The wide range of churches and chapels are highlighted as an important part of the social history and townscape.
- 5.18. The appraisal highlights that the predominant materials in the Conservation Area are Gritstone and blue slate. Mill stone grit with its 'golden hue' contributes significantly to the character of the Town.
- 5.19. The Appraisal makes no specific reference to any particular buildings that contribute towards the character in the St James Conservation Area and we note that there is no reference to Redcourt within this document.

Glossop Design and Place making strategy

- 5.20. This document seeks to provide a clear vision for how Glossop's town centre will look as it starts to attract an increasing amount of development and regeneration activity and a set of design principles to guide and manage future changes in a positive way. Although the St James Conservation Area is identified within the document, including the Listed church, it does not include any proposals for this area.

6. Planning Assessment

- 6.1. This Section of the Statement assesses in detail the various planning policy and technical considerations against which the development proposal should be considered. This Section also considers the impact of the proposed development on the significance of the heritage assets in this location.

(I) The principle of development

- 6.2. It is considered that the principle of development is largely established through consent ref: HPK/2014/0064. The proposed development does not change the use of the existing site.
- 6.3. The proposed development seeks to demolish an unsightly ancillary office building which will be relocated off-site. This is considered to be an improvement to the character of the Conservation Area.
- 6.4. The proposed development also proposes a sympathetic single storey extension to Derby House which will enable the building to be internally reconfigured to provide larger, more practical rooms. The extension will also result in improvements to internal circulation.
- 6.5. Some external works are also proposed to Derby House which will include a number of minor alterations such as a new canopy and welcoming entrance, in-filling some existing door and window openings where appropriate and providing new window openings. The proposed extension will also have a render finish. The proposed changes are considered to be improvements to the character of the Conservation Area.
- 6.6. The proposed development accords with the adopted Local Plan and National Planning Policy Framework.
- 6.7. At paragraph 126 of the NPPF the advice is clear that LPAs should adopt a positive strategy for the conservation and enjoyment of the historic environment. In determining planning applications paragraph 131 advises LPA's to take into account;

'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and

the desirability of new development making a positive contribution to local character and distinctiveness;

- 6.8. Paragraph 132 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

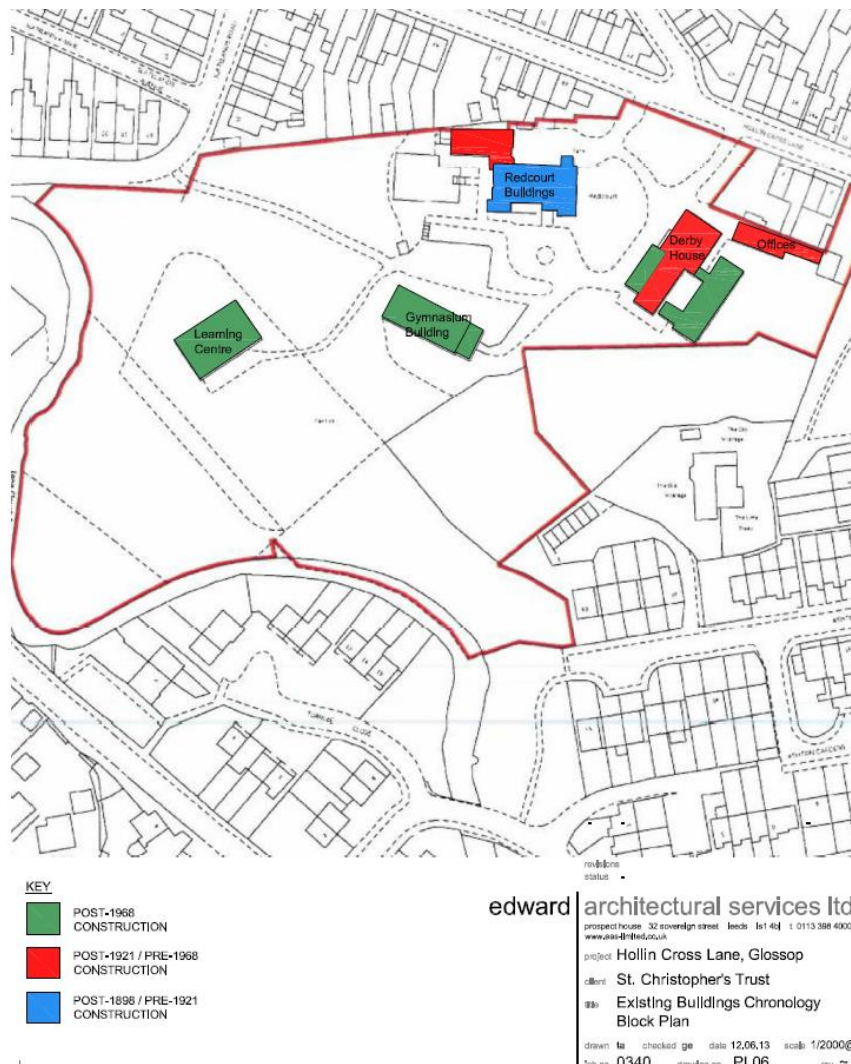
- 6.9. Where a proposal would lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.10. In this proposal the issues to be considered are whether the existing buildings on the application site contribute to the significance of the heritage asset which is the Conservation Area and, if they do so, whether the removal of the ancillary office building and extension to Derby House would lead to substantial harm or to a loss of the significance of the St James Conservation Area or its setting.
- 6.11. A further consideration is whether there would be any harm to the setting of the Listed Buildings in the vicinity.

(II) Assessment of Significance

- 6.12. The Significance of the St James Conservation area can be attributed to the importance that should be attached to the character of this particular part of Glossop and the setting of the buildings and spaces that lie between them. As set out earlier the character of the area contains two elements and the significance of the southern area, where the application site is situated, comprises the more spatial setting of buildings of substantial size sitting in landscaped grounds.
- 6.13. In other words the significance relates to the buildings and landform in this location as well as to the contribution that trees make to the significance of this setting.
- 6.14. The buildings affected by these proposals comprise Derby House together with the associated office building within the grounds. The buildings were constructed at various times and this is illustrated on the following map;

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- 6.15. None of the buildings on the application site are designated Heritage assets in their own right and we note the Council does not have a heritage list of locally important buildings.
- 6.16. None of the buildings are identified in the Council's Conservation area appraisal as forming significant buildings in the Conservation Area or important buildings in respect of its setting.
- 6.17. In summary, there is no historical or architectural importance to be attached to the existing buildings and the lack of any recognition in statutory listing or the Council's own CA appraisal suggests they are not significant in their own right.
- 6.18. As outlined earlier, part of the character and therefore the significance of the Conservation Area has to be attributed to the trees and planting in this area, which is not typical of the CA except in the areas around the religious and institutional buildings where there is more space about the buildings.

- 6.19. There is no doubt that the existing tree cover that dominates the application site and in particular around the site boundary where there are views of the trees and their canopies contributes to the character and appearance of this part of the CA. It is an important part of the setting of Hollincross Lane and Slatelands Road.
- 6.20. Views into the site and therefore the conservation area from Turnlee Road and Turnlee Close and Ashton Street are limited to trees and in wider views just their canopies. There is dense planting on the embankment to Long Clough Brook which provides an important aspect to the setting of the site when viewed from the south.

(III) Heritage Impact Assessment

- 6.21. In order to satisfy NPPF Paragraph 132, the proposed development should be assessed in terms of its potential impact or harm to the heritage asset/s or its/their setting. In this case the potential impacts are as follows;
- Demolition of existing buildings within a Conservation Area that lie within close proximity to Listed Buildings and their setting
- 6.22. These are further considered below;
- i) *Demolition within the Conservation Area*
 - ii) *Impact of demolition on Listed Buildings and their setting*
 - iii) *Impact of new development on the Conservation Area and its impact on the setting of Listed Buildings*
- 6.23. Government advice in paragraph 132 is that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 6.24. The demolition of the existing office building on the site will to a certain degree alter the setting of the site, but it will alter the setting of the Conservation Area to a much lesser extent. This impact is modest for the reason that the existing office building is dated and of poor design quality and does not enhance the character of the CA.
- 6.25. In assessing this impact and whether any harm caused by the loss of the building is substantial or less than substantial, depends on whether the buildings themselves are important for reasons of architectural or historic merit or whether they make any significant contribution to the character of the CA. It also depends on the quality of the buildings that are replaced in this location and whether that development makes a positive contribution to the CA. In particular the built form, scale and position of the replacement buildings will be important to minimise the impact on the setting. In this circumstance, there are no replacement buildings proposed. In replace of the ancillary office building the proposed development seeks to utilise this space for the provision of additional car parking and landscaping. The office building will be relocated off-site.

6.26. In previous discussions regarding the extant consent, it was agreed with the Council that the majority of the buildings constructed post 1968 are of little or no architectural merit. In this case it is clear that their removal offers the potential to enhance the setting of the Conservation Area providing what replaces it is of quality and that results in an improvement in this area.

ii) Impact of demolition on Listed Buildings and their setting

6.27. The impact on the setting of the Listed buildings is essentially any impact that demolition would have on the setting of St James Church, its wall and graveyard forming the curtilage to this property.

6.28. The proposal involves the removal of the ancillary office building lying to the west of St James Church. It has been agreed that this building is of no architectural merit and as a result there is the opportunity for its removal to enhance the setting of the Listed Buildings in this location. The design of replacement car parking and landscaping will need to ensure that it respects the setting of the heritage interests.

6.29. We conclude that in terms of the NPPF assessment; the impact of demolition on the significance of the Listed Buildings and their setting that there would be no harm as a result of the proposal.

iii) impact of new development on the Conservation Area including the setting of Listed Buildings

6.30. The proposed development makes a positive contribution to the Conservation Area in the following way;

- **materials**

Using materials that are typical features in the Conservation Area with stone and slate.

- **Colours**

to reflect the golden hue of the mill stone that is predominant in this area.

- **Form, scale and position**

The care home extension is single storey. The scale and height proposed is reflective of the scale and mass of the existing buildings on site.

- **Impact on Listed Buildings**

The office buildings will be removed and therefore have no bearing on the Church or its curtilage. Similarly, the proposed extension is single storey on the western elevation which is furthest away from the Church and therefore will not have any impact on the Church or its curtilage.

7. Summary and Conclusions


- 7.1. This Planning and Heritage Statement has examined the planning policy considerations relevant to this proposal and identified the heritage value of the application site in relation to the designated heritage assets.
- 7.2. The proposal accords with national and local policy advice in respect of development within.
- 7.3. The principle of the use of the site is established through the extant consent ref: HPK/2014/0064.
- 7.4. The proposals aim to create a building and site which function for the current needs of the Trust whilst giving the existing accommodation a much needed 'face-lift' and creating a more pleasant environment for the residents and staff alike.
- 7.5. Detailed and careful consideration has been given to the proposals. The proposal not only respects the site and its surroundings but also provides a high quality and well considered place to live and work.
- 7.6. Particular consideration has been given to the impact of the proposals on the Conservation area. It is considered that the proposals are sympathetic to the existing buildings and their surroundings and will enhance the character of the Conservation Area.
- 7.7. The Design and Access statement highlights that there are no adverse impacts arising from the development and in respect of the Heritage assets there is no harm arising from this proposal in respect of the setting of the Listed Buildings in proximity to the site.
- 7.8. In light of the evidence submitted in supports of this application it is considered that consent should be granted for the proposed development.

APPENDIX 1 – HISTORIC ENVIRONMENT RECORD DERBYSHIRE

HERITAGE GATEWAY

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Resource Summary Results

Derbyshire HER

The Derbyshire Historic Environment Record (formerly the Derbyshire Sites and Monuments Record) is a record of the known above and below ground archaeology in the county.

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Name	Location
St James's Church, Hollin Cross Lane, Whitfield	GLOSSOP
Carved stone head, Duke Street, Glossop	GLOSSOP
Turnlee Mill (site of), Turnlee Road, Glossop	GLOSSOP
Stone head, St Mary's Road, Glossop	GLOSSOP
Mount Pleasant Church, St Mary's Road, Glossop	GLOSSOP
Former Methodist Chapel, Princess Street, Glossop	GLOSSOP

St Christopher's Trust, Glossop

March 2017

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