

Heritage Statement

Prepared on behalf of Mr & Mrs A Davies.

**Proposed New Dwelling at Talbot Road, Old Glossop, High Peak,
SK13 7DR.**



Introduction

This statement has been prepared to support the planning application for the Proposed New Dwelling at Talbot Road, Old Glossop, High Peak, SK13 7DR.

This supporting statement aims to assist the Local Planning Authority in evaluating the proposals and undertaking their planning balance.

Site Details

Address: Land off Talbot Road, Old Glossop, High Peak, SK13 7DR

- Grid Reference (6 figure): SK033948
- X (Easting) 403315, Y (Northing) 394820
- Latitude 53°27'00"N, Longitude (decimal) 001°57'06"W
- What3Words: *decorated.squabbles.volunteered*

Principle of Development

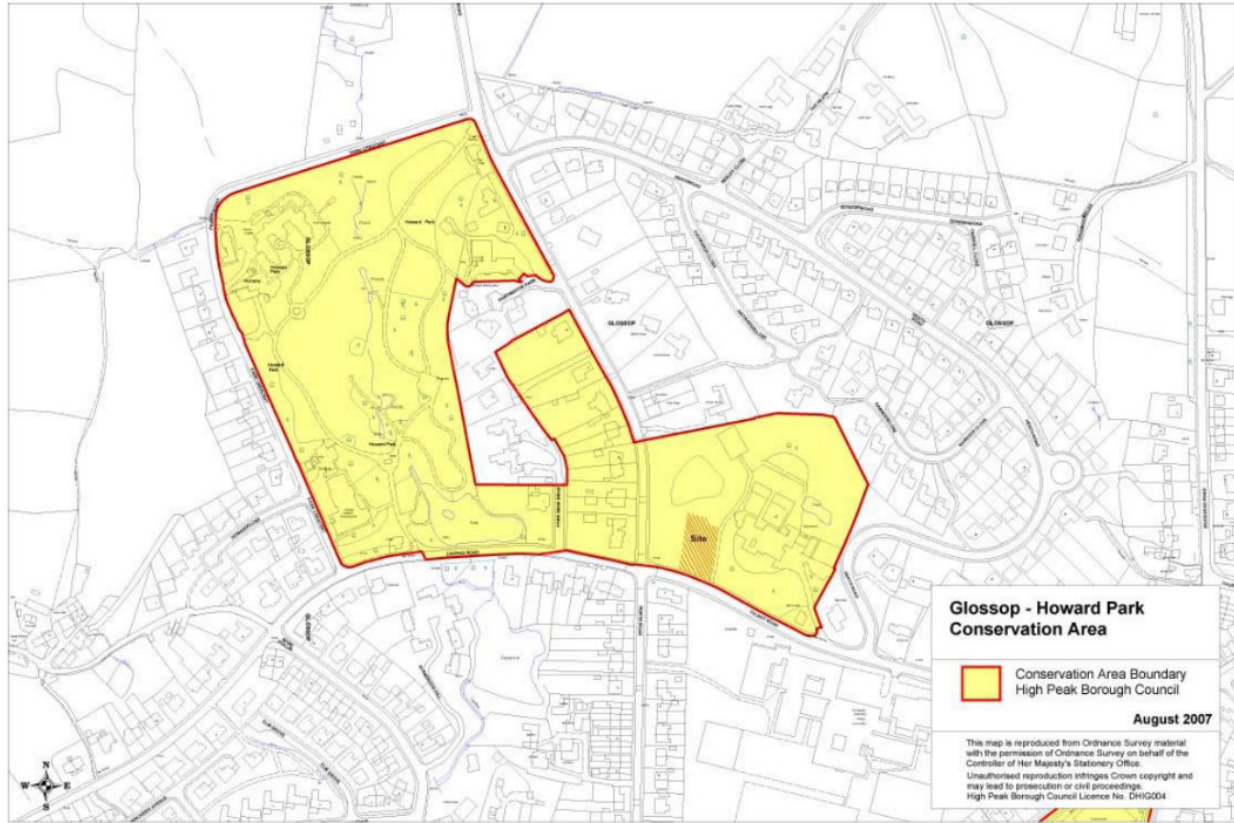
The site is situated within the development boundary of the Howard Park Conservation Area, (designated 24 Sept 1996) that encompasses a public park and its immediate surrounds. The location of the site is hatched on the plan below. The site is also covered by a General Tree Preservation Order. (DCC TPO ref 208 confirmed 1996).

In accordance with Paragraph 189 of the National Planning Policy Framework (NPPF 2019) and policies EQ6: Design and Place Making and EQ7: Built and Historic Environment of the High Peak Local Plan (HPLP 2016), this report first identifies and describes the historical development of the application site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The application site includes extended garden land for No.88 North Road which in turn has a TPO over the site and is located within the Glossop - Howard Park Conservation Area. The proposal has the potential to impact on the setting and significance of the Conservation Area designation.

The design approach to the new development is one that is sympathetic and responsive to the important qualities of the heritage assets surrounding the site. The form, placement and treatment of the dwelling, is such that the interfaces between the various elements have been handled in a sensitive manner.

Howard Park Conservation Area



Proposed Design Considerations

There are no listed buildings located in the immediate vicinity of the application site but there are a number in the wider vicinity. These include Royle House (NHLE no. 1384228), located approx. 380 metres to the east; All Saints Church (NHLE no. 1384226), located approx. 400 metres to the east; and Victoria Hall and Public Library (NHLE no. 1384300), located approx. 390 metres to the south. Given the distance between these heritage assets, combined with the restrained nature and concealed location of the proposal, there will be no harm on the setting and significance of the designated heritage assets identified.

There will be no impact associated with the proposal on the wider Glossop - Howard Park Conservation Area, given that the new dwelling is largely concealed and not highly prominent visually in views from the surrounding environs. In this regard, the nature of the works is such that there will be no impact on the important attributes of the designation. The placement and restrained scale of the additions is also such that they will not be prominent visually.

The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies

The Building Location & Current Situation

The Grade II Registered Howard Park is located approx. 130 metres to the west of the application site. Given the siting and restrained scale of the proposal and the separation between the application site and this heritage asset, there will be no impact on its setting.

Access into the application site is via an entrance drive (West Drive) from Talbot Road, which is located in the east of the site. Talbot House is not a listed building. The most prominent part of Talbot House (i.e. original mid-19th century phase) is glimpsed in views from Talbot Road along the main entrance drive.



Front elevation facing southwest



Elevation facing the site

Planning Policy and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 69 of the Act requires local authorities to define as conservation areas any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and Section 72 gives local authorities a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2019), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and

- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Heritage Assets are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Designated Heritage Assets comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

Significance is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The NPPF is supported by the National Planning Practice Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.

Paragraph 193 states:

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The relevant part of Paragraph 194 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Paragraph 197 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

High Peak Local Plan

The High Peak Local Plan (HPLP 2016) forms the relevant development plan. The HPLP 2016 contains a number of relevant policies including Policy EQ 6: Design and Place Making and Policy EQ 7: Built and Historic Environment.

The relevant part of Policy EQ 6: Design and Place Making states:

All development should be 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.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

The relevant parts of Policy EQ 7: Built and Historic Environment states:

The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies SS, S6 and SI.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Scheduled Monuments
- Archaeological Sites or heritage features

- Heritage trees and woodlands
- Locally listed heritage assets

Supplementary Planning Guidance

The High Peak Design Guide (Design SPD 2018) was adopted as a Supplementary Planning Document on 20 February 2018 and provides detailed guidance on ways to secure good design. This includes guidance on alterations, extensions and conversions.

Proposal & Evaluation

In 2009 an approval for two dwellings in the north of the site was granted (HPK/2009/0293). The 2009 application was successful because the assessment of housing needs had changed since 2006 and there was now no longer an oversupply of housing in the area. The application successfully addressed the issues of developing within a conservation area and retaining significant trees as part of the proposals. The land to the south of these is covered with trees and scrub and there is a hedge at the boundary to Talbot Road and North Road. The eastern half of this land forms our site. As part of the planning approval for the two dwellings, this woodland area to the south came under a woodland management plan produced by TBA Landscape architects. This plan included a strategy which identified trees that could be removed, trees to be retained, as well as new tree planting. The site has been left to mature and is now overgrown. An arboricultural survey by Arbtech, Chartered Arboriculturalist dated May 2022, provides a detailed survey of the trees on the site including their condition. This report is submitted as part of this application.

Following the last application (HPK/2016/0543) and appeal (17/3169199), the new dwelling proposed is in contrast and provides the following:

- Reduce the height of the dwelling to one-storey;
- Reduce the scale of the dwelling from 229sqm to 168sqm;
- Relocated to the reduce the impact on trees and retains the tree Group G2;
- Reduce the impact on living conditions.

The dwelling is now sited to make use of the existing west drive to the east with a small opening into the site to the north, which forms the driveway. This provides the least impact on any of the trees. This location for the dwelling ensures it is well hidden within the trees and no glimpses will be seen from Talbot Road. The overall size is one of a modest bungalow. The scale and

massing has been reduced considerably from the last application, to ensure its impact is minimized behind a veil of trees.

Summary

In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2019 and relevant local heritage policy including policies EQ6: Design and Place Making and EQ7: Built and Historic Environment of the High Peak Local Plan (HPLP 2016) as follows:

- There will be no impact associated with the proposal on the wider Glossop - Howard Park Conservation Area, given that the building is largely concealed and not highly prominent visually in views from the surrounding environs. In this regard, the nature of the works is such that there will be no impact on the important attributes of the adjacent Talbot House.
- The placement and restrained scale of the dwelling is also such that they will not be prominent visually, from Talbot Road, with only glimpsed view from West Drive.
- There are no listed buildings located in the immediate vicinity of the application site but there are a number in the wider vicinity. These include Royle House (NHLE no. 1384228), located approx. 380 metres to the east; All Saints Church (NHLE no. 1384226), located approx. 400 metres to the east; and Victoria Hall and Public Library (NHLE no. 1384300), located approx. 390 metres to the south. Given the distance between these heritage assets, combined with the restrained nature and concealed location of the proposal, there will be no harm on the setting and significance of these designated heritage assets identified.
- The Grade II Registered Howard Park is located approx. 130 metres to the west of the application site. Given the siting and restrained scale of the proposal and the separation between the application site and this heritage asset, there will be no impact on its setting.

Conclusion

The design approach to the new development is one that is sympathetic and responsive to the important qualities of the heritage assets within the location and setting. As we have outlined in this report, we believe these proposals will bring a positive use to this brownfield site in the built-up area. The important visual amenity provided by the trees at the perimeter of the site will be retained whilst the existing landscape and its reduction to make way for the new dwelling is minimized. The new dwelling will reflect the characteristics of those within the conservation area, but on a simpler scale. As a result, we believe the proposals help to improve the conservation area at this location.

We believe these proposals do accord with relevant national and local plan policies and by virtue of being in accord with these policies, do represent sustainable development and as such should be approved without delay.