

PROPOSED WORKS AT 142 HIGH STREET WEST

GLOSSOP, BOROUGH OF HIGH PEAK

HERITAGE STATEMENT

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1. The application building

The application property is number 142 High Street West, Glossop, in the borough of High Peak, Derbyshire.

2. Designation

Number 142 is itself non-listed but stands within the Wren Nest Conservation Area.

3. The proposal

Proposals have been submitted to High Peak Borough Council for change of use of the premises to a dessert parlour and coffee shop, including a new shop front.

4. Heritage impact

The heritage consideration raised by the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the conservation area.

5. Significance of the conservation area

The significance of the conservation area derives from its character and appearance as an industrial area on the western edge of Glossop town centre, focussed upon the Grade II listed Wren Nest Mill and the terraced properties on and around High Street West. This significance is therefore embodied in the public views obtained of these buildings and their relationship to each other amid the historic pattern of streets and spaces.

6. Contribution of the application property

The application property's contribution to the conservation area derives from its collective role as part of an altered row of modest 19th century shop premises that characterises the northern side of High Street West.

7. Policy context

Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (July 2021) provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 197 states that in determining applications, local planning 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 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*

Locally, the key policy is EQ7 (*Built and Historic Environment*) of the High Peak Local Plan, adopted 2016. This states that heritage assets will be conserved in a manner according to their significance and that this will take into account the desirability of sustaining and enhancing their significance and ensuring that development proposals contribute positively to the character of the built and historic environment.

8. Impact of the proposal

The works are intended to put the property to sustainable use. They involve replacement of the present non-original, non-historic shop front with a new front as shown in the submitted drawings. The row to which the property belongs has a variety of shop fronts, both traditional and modern, and hence the proposal accords with this character mix.

9. Concluding statement

For the reasons given above, the proposal's effect will be a neutral one and therefore the character, appearance and significance of the conservation area will be sustained. The proposal is therefore in complete accordance with national guidance and the local development plan, and hence merits approval without delay.