

Conservation Response.

Date: 19/06/2023.

File/Application ref: HPK/2023/0158.

Case Officer: Declan Cleary.

Proposal: Change of use to a dessert parlour with coffee shop and new front.

Address: 142 High Street West, Glossop, Derbyshire, SK13 8HJ.

Dear Declan,

Objection.

The plans show at a basic level the proposed intervention of a large shopfront at a traditional terrace dwelling within Wren Nest Conservation Area.

There are a number of issues that are a cause for concern from a heritage standpoint. Firstly, it is clear the High Peak Shopfront Design Guide SPD has not been taken into account in order to form a thoroughly realised concept for the frontage. Nor has an exploration of traditional and or subservient shopfronts of the vicinity been used to inform the proposal. The existing is a small scale modest frontage with narrow set front door and narrow ground floor (possibly) original reveal and window. However the proposal shows what appears to be a very wide window and door combination in apparent powder coated metal and extensive glazed panels. There are no further annotations or details regarding this proposed frontage.

Second, an annotation stating '*new block wall with external render to side*' is misleading when this property is not at an 'end', but is between a public house and barbershop. Therefore I am unsure as to the meaning of this annotation and would not support the use of render on the principal elevation.

To conclude; the proposal as it stands would cause quite a level of visual conflict in the vicinity and against the character of the Conservation Area. The plans lack clarity and justification for this intervention and therefore I cannot give full support.

I believe there is a prior query regarding the removal of a chimney during the consultation period for this application, please advise.

Regards,

Miss E Holland.
Conservation Officer.