

Conservation Response.

Date: 26/07/2023.

File/Application ref: HPK/2023/0262.

Case Officer: Rachel Robinson.

Proposal: 'Removal of existing balcony and erection of replacement ground floor, rear balcony'.

Address: 41 Thorpe Street, Glossop, Derbyshire, SK13 7RW.

Dear Rachel,

Objection.

41 Thorpe Street is unusual in the fact that it is a stand alone property in a lofty position, at the intersecting roads of Thorpe Street and Blackshaw Road. In the vernacular palette, it is a dark gritstone three storey dwelling paired with respective matching dwellings flanking the east of Thorpe Street, and a further pair marking the corner of Blackshaw Road. Though due to the location of no.41 and relationship with the streetscape, the three storey element is relatively inconspicuous to the wider vicinity thus affording interest and particular contribution to the setting of the Conservation Area.

The property at front elevation sees a modest uniformity with heavy set lintels, neat cills, stone door surround, two gable end chimneys and is an almost 'picture-postcard' vernacular cottage set against the rural backdrop. In actuality the property is in fine surviving condition, as in Historic OS maps it is seen circa 1882. The rear sees simple irregular fenestration and again is marginally undetectable as a three storey dwelling, affording it particular special interest contributing to the character of the area. A consciously designed early dwelling created to have a functional relationship with the local topography, yet creating the illusion that the front elevation remains part of the streetscene.

The proposal sees a replacement balcony to the rear ground floor (not to be confused with the lower ground floor at the rear), though I am not confident it is really best suited to the character of the dwelling nor the area. The proposed balcony is larger, and made much more obvious by large protruding poles. The platform sees wraparound glazing presumably to attempt to make the item invisible. Despite this concept, what it appears to have been created is a giant canopy; due to the fact the majority of the design is transparent.

The existing balcony is completely undetectable, aided further by mature foliage continuing to create the modest appearance. As such the current feature works harmoniously with the property and lends itself to be much more respectful of its surroundings.

The Heritage Statement goes into no exploration of the character of the Old Glossop Conservation Area, and is mentioned by name only. Consequently I do not believe there has been thorough assessment of the heritage asset or its setting, or potential impact in order to justify the works.

To conclude; By way of its design, scale and siting I am not confident this project contributes to the character of the Conservation Area, as it is not successfully subservient and is an alien feature. I do not believe the public benefit outweighs the harm imposed on the setting of Old Glossop Conservation Area. In terms of level of harm on heritage it equates to less than substantial and as such I cannot provide full support at this time.

Regards,

Miss E Holland.
Principal Conservation Officer.