

51 High Street East, Glossop, SK13 8PN.

Heritage Statement

On behalf of: Mr. P O'hagan

To accompany: Application for a Lawful Development Certificate for Change of use.

Situated at: 51 High Street East, Glossop.

Proposal: To change the use of a dwelling house (use class C3) to use as a dwelling house for four residents as a HMO (use class C4)

Prepared by: Brian Elwell and Co, Chartered Building Surveyors and Architectural Services.
9 The Grange, Bromley Cross, Bolton, BL7 9GF

1. Site Location.

The property is located to the East of the centre of Glossop, adjacent to the commercial area and within the Howard Town Conservation Area.

2. Description

The site consists of one dwelling house within a long terrace of property which is mainly residential but also contains a tattoo parlour at the ground floor of the adjoining property (No 53). It appears to have been built approximately 125 years ago as an abutment to the building at 53 High Street East to form part of a terrace of houses. The building is constructed of local gritstone walls with ashlar lintels cills and mullions to the door and window openings. The eaves at the front are formed with stone cornice supporting gutters, whereas the gutters at the rear are supported on stone corbels. The roof coverings were replaced some years ago with concrete interlocking tiles. The original windows have also been replaced with modern plastic components.

The property is two storey with attic accommodation

3. Impact of proposed development.

The proposal is for the change of use only as described above, and no alterations are to be carried out internally or externally. There will therefore be no visual or other impact on the Conservation Area.

Date: 13th October 2023

Ref: 1899