

Potential Alternative Design

23 Back Lane, Charlesworth, Glossop, SK13 5HJ

On behalf of Mr & Mrs Crawshaw.

Date: 29 April 2024 | Pegasus Ref: P24-0931_HT_R002v1_MAN_SB

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	May 2024	Simon Britt IHBC MRTPI Associate Built Heritage Consultant	AR	

1. Potential Alternative Design

- 1.1. This potential alternative design is presented on behalf of Mr and Mrs Crawshaw in support of a two-storey rear extension at No. 23 Back Lane, Charlesworth, Glossop, SK13 5HJ. A householder application for planning permission was submitted to High Peak Borough Council on 28th November 2023, planning reference number HPK/2023/0516. This alternative design is presented in the spirit of assisting in the decision making of the application.
- 1.2. We recognise that an objection to the proposed design submitted with the application has been made by the Conservation Officer. Whilst we maintain that the proposed design as submitted will not result in harm to the Conservation Area and could be permitted, we have also presented an alternative design for consideration.
- 1.3. An assessment of vernacular cottages in the Conservation Area has revealed many were built, or have been extended historically with asymmetrical roofs, often where the rear roof pitch is longer and at a different pitch to the front roof. This is similar to a catslide roof but can accommodate a first or second storey. Several are found on Town Lane and are shown in Plate 1 and Plate 2 below.
- 1.4. Adopting an asymmetrical roof would thereby follow this tradition as seen elsewhere in the Conservation Area and could also deliver a heritage benefit to the building if stone slates are used, thereby reinstating the previously lost, but traditional roof covering to the rear roof slope. We envisage that the extension, as amended, could have an asymmetrical roof, and would thus appear as shown below in Plate 2.
- 1.5. Amended plans have not been prepared by the architect but would be if the Council considers the principle of the two-storey extension is acceptable and considered the potential alternative design preferable.



Plate 1: Examples of asymmetrical roofs in Charlesworth.



Plate 2: Examples of asymmetrical roofs in Charlesworth.



Plate 3: Potential alternative design adopting an asymmetrical roof form.

Planning (Listed Buildings and Conservation Act) 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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