



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

**PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 9 NO.
FOUR BEDROOMED DETACHED DWELLINGS WITH ASSOCIATED ACCESS,
LANDSCAPING AND DETACHED GARAGES**

RELIANCE GARAGE, TURNLEE ROAD, GLOSSOP, SK13 6PW

HERITAGE STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

Caprice Construction Ltd

CT1179

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1.0 The Site

1.1 The application relates to land and buildings to the eastern side of Turnlee Road, within the Simmondley area of Glossop. The site currently contains a rectangular single storey flat roofed building behind which is a larger attached pitched roof workshop building. The buildings are used in connection with a car sales and car repair business; Reliance Garage (Glossop) Ltd. A large, surfaced car park and yard surround the building complex which is located approximately central to the site.



The application site

1.2 There are two vehicular access points from Turnlee Road and a section of brick wall to the front boundary.

1.3 To the north west of the site is the residential development of Earls Way, to the north is an area of vegetation and Long Clough Brook, to the south east is a pair of semi-detached dwellings - No's 1 and 1A Turnlee Road - with further dwellings to the south west across the highway.

1.4 The wider surrounding area is residential in character with pockets of open space and woodland interspersed.

2.0 Background

2.1 Planning permission for the redevelopment of a larger area of land, that included the application site, to provide 16 No. dwellings was approved by the Council in May 1998 (HPK/0003/037254). Part of the approved development was implemented to create the six dwellings on Earlway to the west. However, the remainder of the approved development has not yet been completed. The original permission remains extant.

2.2 The applicant intends to complete the development but is seeking approval for some design variances.

3.0 The Proposal

3.1 Permission is sought for the demolition of all buildings and structures on the site and the construction of 9 No. four bedroomed two and three storey dwellings.

3.2 House type A (plots 1, 2, 3, 8 and 9) will be two storey with an integral garage, living room, open plan kitchen/living/dining area, WC and utility room at ground floor level with four bedrooms and a bathroom to the first floor.

3.3 House Type B (plots 4, 5, 6 and 7) will be three storey with a living room, open plan kitchen/living/dining area, WC and utility room at ground floor level, two bedrooms and a bathroom to the first floor and two bedrooms, a shower room and an office to the second floor.

3.4 Each dwelling will be provided within two parking spaces and plots 4 – 7 inclusive will also have a single garage each located on land opposite the dwellings.

3.5 The dwellings will be faced in artificial stone with tile roofs. UPVC windows and doors will be installed.

3.6 A landscaped pedestrian link to the green corridor will be created to connect the development with Slatelands Road. The majority of the trees and vegetation along the embankment of Long Clough Brook will be retained and appropriate tree protection measures implemented during the construction phase. Just one tree, T7, will be removed, and some canopy pruning will be carried out to the rear of plots 6 and 7.

3.7 The dwellings will be served by a new shared access road leading from Turnlee Road.

3.8 Detailed plans have been prepared by Creative Forge Ltd.

4.5 Policy EQ7 seeks to protect, conserve and enhance heritage assets and their settings within the High Peak.

4.6 With regard to development within conservation areas the policy wording states that designated and non-designated heritage assets and their settings will be protected by:

“Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal.

Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.

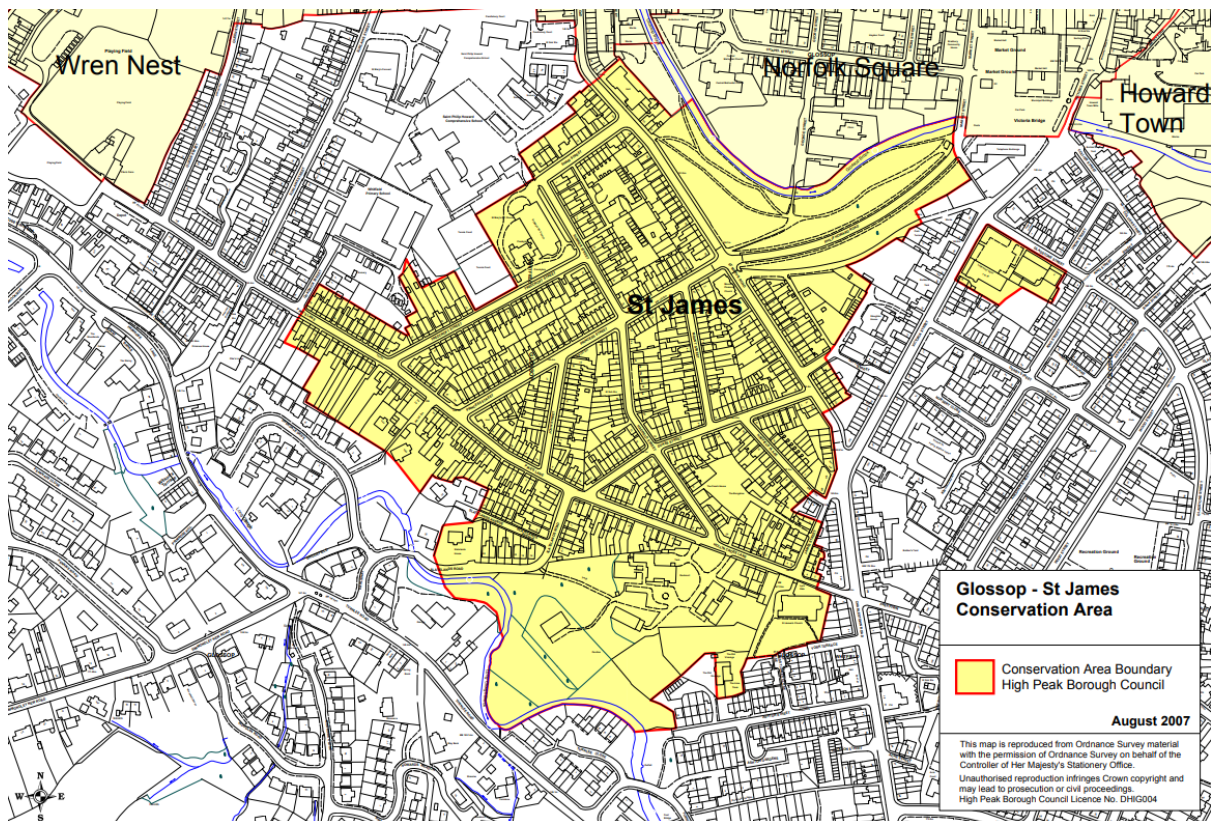
Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available.

Continuing the programme of Conservation Area Character Appraisals.”

4.7 Section 16 of the NPPF – Conserving and Enhancing the Historic Environment - requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.8 In this case the asset is the St James, Glossop Conservation Area which was established in April 1994 and, due to its characteristics, is considered to be of high significance.



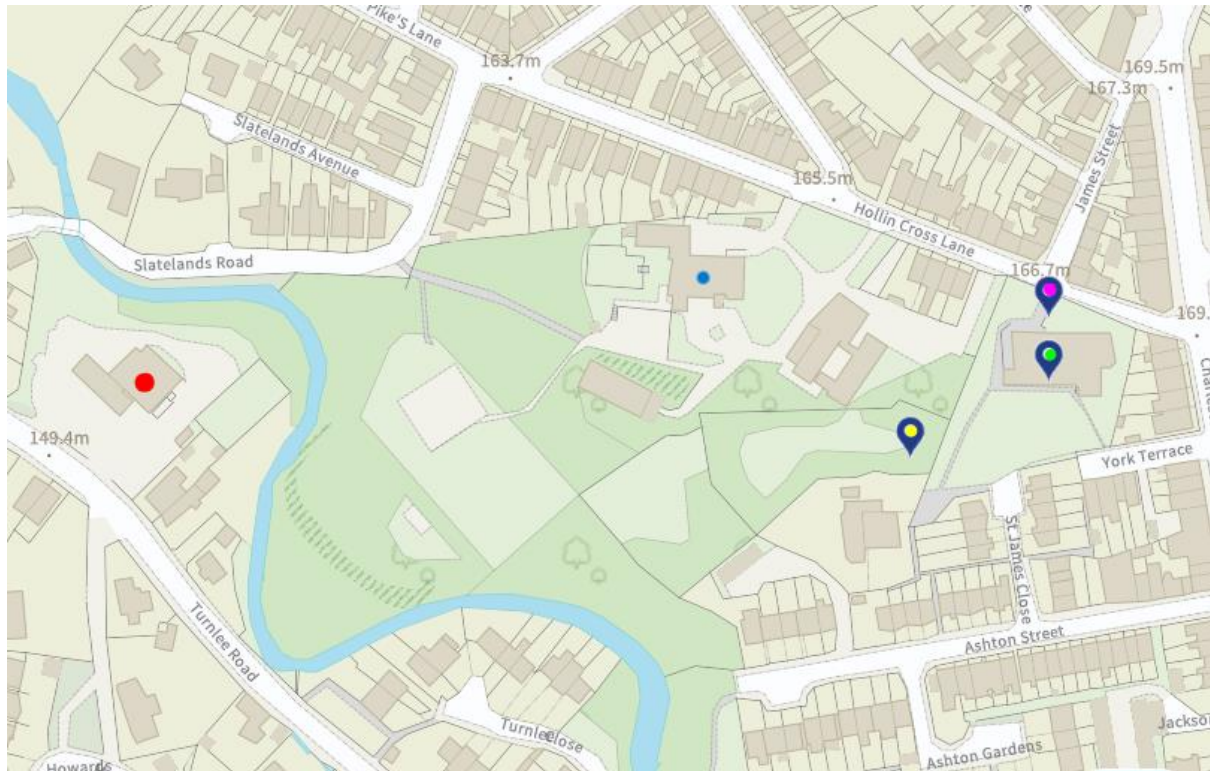
Glossop – St James Conservation Area map taken from www.highpeak.gov.uk

4.9 The Council has prepared a Character Statement of the St James, Glossop Conservation Area. The conservation area is divided into three sub-areas for the purposes of the Character Statement and the site falls within Area 1 'St James Church/Redcourt'.

4.10 The Statement details two key features of this part of the conservation area – St James Church and a residential property, Redcourt, both of which are set in their own grounds. St James Church was built in 1845 to serve the parish of Whitfield and is located off Hollin Cross Lane. The Victorian Gothic Church is constructed of coursed squared gritstone rubble with gritstone ashlar dressings and with a Welsh blue slate roof. The Church is surrounded by a cemetery containing mature trees and a notable feature within is a small mausoleum tomb of the Wood family. The Church, tomb and lychgate are Grade II listed and of high significance.

4.11 Redcourt, further along Hollin Cross Lane, is a large residence originally built in the late 19th century in the Victorian 'Tudorbethan' style with mullioned and transomed windows. Redcourt is set within large mature formal gardens containing trees and grassed areas which sweep down to meet Slatelands Road forming the southern boundary of the St James Conservation Area. The property has undergone extensive alteration and extension over the years, with several modern buildings having been added within the grounds. The building has also been painted in red which has diminished its character and significance somewhat. Planning permission to redevelop land and buildings on part of the Redcourt site, along with

the conversion of Redcourt itself, to provide 24 No. dwellings was approved by the Council in October 2023 (HPK/2023/0025).



*Extract taken from Historic England website
Application site shown with red dot
St James Church shown with green marker
Woods tomb shown with yellow marker
Lychgate and wall shown with purple marker
Redcourt shown with blue dot*

4.12 NPPF Paragraph 205 states that:-

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

4.13 NPPF Paragraph 212 states that:-

“Local planning authorities should look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets, to protect or better reveal their significance. Proposals that preserve those elements

of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.14 The application site is located some distance away from the important buildings of the conservation area with only part of the grounds of Redcourt being closest to the north eastern boundary of the site. The proposed site layout and high-quality design, along with the retention of the established vegetation to the north eastern boundary of the site, will serve to preserve and enhance the character of the conservation area.

August 2024