



High Peak Borough Council

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Application number

HPK/2024/0522

Site location

Hillside Town Lane,
Charlesworth

Proposal

Proposed demolition of existing dormers and draught lobby. Formation of single storey extensions to front and side elevations. Two storey extension to rear elevation.

Objection

The dwelling known as 'Hillside' is located within the Charlesworth Conservation Areas (CA). Hillside is a small dwelling located near to the centre of Charlesworth village, set some way back from the road itself. The Charlesworth Conservation Area Character Appraisal (CCACA) identified two character areas within the CA, higher and lower Charlesworth. Hillside is located within Higher Charlesworth.

Hillside was likely once a small cottage characteristic of many weavers cottages found within the Charlesworth CA. However, a number of previous extensions has resulted in a loss of the building character. The CCACA identifies "inappropriate painting and rendering of exterior stonework" (para 8.1) as one of a number of issues affecting the character of the Conservation Area. The negative impact of rendering/painting traditional stone is apparent at Hillside. Hillside is particularly visible from PRow HP7/13/2 (figure 1).



Figure 1 – View from PRow HP7/13/2

The application proposes to add a two storey extension to the rear, including removal of the current catslide roof and dormer window, to replace with a rear facing gable roof. The

current dormer window, and render has resulted in the rear elevation being unrecognisable as a weavers cottage. As such the proposed extension is considered to improve the visual proportions of the rear.

However, plans show the two storey element to be rendered to match the current white paint. This will exacerbate the sites visibility from the PRow, increasing the current level of harm caused by the inappropriate render. Figure 1 demonstrates how render draws the eye, appearing bright against the surrounding built landscape. Furthermore, figure 1 shows how render often appears visually unattractive due to staining and weathering if not properly maintained.

The existing front extension has resulted in the front elevation being unrecognisable as a weavers cottage. The proposed front extension includes large windows with a vertical emphasis. These do not pick up on the proportions of sash windows typical of the CA. These windows would be better suited as two wider windows, reducing the vertical emphasis.

In conclusion, the proposed front extension fails to pick up on the design notes characteristic of the CA, and as such appears out of character with the CA. Furthermore, the proposed increase in render at the application site will increase the amount of harm caused to views across the CA. Overall the proposed scheme results in less than substantial harm the conservation area.

Rachel Robinson
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High Peak Borough Council