



High Peak Borough Council

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Application number

HPK/2024/0331 (FULL)

And

HPK/2024/0334 (LBC)

Site location

8 Henry Street, Glossop

Proposal

Change of use of upper floors to building to form 1no. new dwelling, installation of external staircase, installation of catering ventilation duct and associated internal alterations

Conservation Advice

Date: 18/02/2025

Heritage Asset: 8 Henry Street – Grade II
Conservation Area – Glossop Norfolk Square
Setting of – 10-18 Henry Street – Grade II

Summary of Significance

8 Henry Street is itself a grade II listed building located within the wider Norfolk Square Conservation Area (CA). 8 Henry Street is an early 19th century shop with storage or accommodation space above, noted for its shop frontage featuring central door with fanlight, flanked by 4-pane shop windows and timber surround. The site is also located adjacent to 10-18 Henry Street, a group listing of 5 terraced shops, considered to be contemporary to no. 8 Henry Street.

Assessment and Impact

It is proposed to convert the upper floors to residential accommodation. This will include a number of internal and external alterations. These have each been assessed in turn below.

External stairs and new access door:

The rear of 8 Henry Street is accessed via a small off street parking area accessed from Railway Street. The proposed new staircase will be of a black metal finish, with a modern appearance. The stairs will facilitate external access to the upper floor residential space. It is proposed to remove an existing first floor window to replace this with an access door.

The proposed new entrance will facilitate the use of the upper floors of the building. However, this requires the loss of an existing window and relevant alterations to the existing opening to turn this into a doorway. This will result in some loss of original fabric, and will alter the readability of the rear elevation, which does not have a historical entrance at first floor level. As such this generates some less than substantial harm.

New ventilation duct:

The proposed new ventilation duct will have the benefit of increasing ventilation to the ground floor cooking space which will aid in vapour management. However, this includes the installation of a large stainless steel duct to the rear elevation. The proposed duct will appear unsightly in the context of a listed building, some views of this are likely to be visible from Railway St. The enclosed nature mitigates some of the negative visual impact of the duct. However, the duct will create visual clutter, to a currently simple rear elevation, as such leading to a small amount of less than substantial harm.

Internal alterations:

The listed description (dated May 2000) notes that a number of internal alterations have taken place at this time. This supports the assumption made within heritage statement that minimal internal walls or features are original to the listed building. Internal alterations include the blocking up of existing doorways at ground floor level, the removal of the ground floor stairs and making good, the creation of a new staff toilet, the re-subdivision of the first floor, and the installation of internal wall installation.

The blocking up of internal doorways, and re-subdivision of the space is considered to have minimal impact on the heritage asset, as the original internal layout have been previously lost. It is further proposed to installed internal wall installation. Proposed plans indicate that the chosen installation method aligns with Historic England Insulating Solid Walls guidance note, and as such is considered acceptable.

Rooflights:

It is proposed to install two conservation style rooflights to the rear elevation. Minimal details of this have been provided. The rooflights will have glimpse views from Railway St, but will otherwise not be viewed from the street scene due to there placement at the rear of the property. As such the principle of the rooflights is accepted subject to recommended condition.

Legislation and Policy

National Planning Policy Framework (2024):

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 210)

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

Conclusions and Recommendations

In conclusion, the proposed internal changes are not considered to harm the listed building as the building has been previously altered internally. However, a number of external

alterations to the rear present concern. The rear of the listed building can be glimpsed from Railway Street, but is otherwise enclosed by neighbouring buildings. The application proposes the alteration of an original opening, alongside the introduction of an unsightly staircase and extract flue. Cumulatively these elements result in less than substantial harm to the listed building and conservation area.

If minded to approve please include the following conditions:

- Before the insertion of any new rooflights, full details drawn to a scale of 1:20 and including sectional details, details of proposed finish, colour and opening type, shall be submitted to and approved in writing by the local planning authority and the insertion of all windows and external doors shall be undertaken in exact accordance with the details approved.

Reason:- To ensure that the listed building and conservation area are not harmed in accordance with policy EQ 7 of the High Peak Local Plan

- Before the insertion of any new external doors, full details of all external doors, drawn to a scale of 1:20 and including details of proposed finish, colour and opening type, shall be submitted to and approved in writing by the local planning authority and the insertion of all windows and external doors shall be undertaken in exact accordance with the details approved.

Reason:- To ensure that the listed building and conservation area are not harmed in accordance with policy EQ 7 of the High Peak Local Plan

Conservation Officer: Rachel Robinson
High Peak Borough Council