



High Peak Borough Council

working for our community

Application number

HPK/2024/0238

Site location

Talbot House, Talbot Manor, Talbot Road, Glossop

Proposal

Application for Outline Planning Permission with some matters reserved for proposed 1.5 storey dwelling on land at Talbot House

Conservation Advice

Date: 19/02/2025

Heritage Asset: Glossop Howard Park Conservation Area

Summary of Significance

The site is located within the Glossop, Howard Park Conservation area, within the grounds of Talbot House. Talbot House is a large historic property, with associated ground. Talbot House is not listed, however the property does contribute positively to the significance of the conservation area.

Assessment and Impact

Outline permission is sought for a single dwelling within the ground of Talbot House. The proposal will partially reuse an existing track into the site, and therefore requires minimal alterations to the site entrance.

The grounds of Talbot house have been previously compromised by the construction of Northwood House, and Erwood House, North Road. These dwellings have reduced the size of the ground surrounding Talbot House. This has negatively compromised the readability of Talbot House within the context of the wider conservation area.

Plans indicate show that the proposed dwelling will be located on an area of existing hardstanding. The area is surrounded by mature trees which contribute positively to the conservation area. Comments submitted by the DCC Tree Officer indicate that the dwelling will place future pressure for the removal of these trees. The loss of any further trees on site will further compromise the distinctiveness of the grounds of Talbot House. The further loss of trees on site will therefore compromise one of the conservation areas positive features. Therefore causing less than substantial harm to the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council

