



High Peak Borough Council

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Application number

HPK/2025/0007

Site location

LAND ADJACENT Buxton Rd, Chinley

Proposal

Outline Planning Permission with all matters reserved for 5 dwellings

Conservation Advice

Date: 25/02/2025

Heritage Asset: Chinley Conservation Area

Summary of Significance

The site is located opposite the Chinley Conservation Area and comprises of an area of grassland with mature trees. The Conservation Area opposite the site is characterised by semi-detached dwellinghouses of natural stone, with low stone boundary walls running along Buxton Rd. The application site forms part of the immediate setting of the designated heritage asset (conservation area).

Assessment and Impact

Firstly, the application presents an insufficient heritage statement which does not adequately assess the proposal as being within the setting of a designated heritage asset. Paragraphs 207, 208 and 13 of the NPPF make it clear that weight and due consideration is to be given to development affecting the setting of the heritage asset.

In regards to the proposed development, the proposed illustrative plan shows 5 dwellinghouses, this is a reduction of the previously approved outline permission for 9 dwellings (HPK/2016/0551). As such there is no heritage objection to the principle of residential development on this site.

The built character of Buxton Road can be split into that Eastern and Western ends of Buxton Road. The Character to the western end of Buxton road is distinctly disjointed, the character previously compromised by poorly throughout development. However, to the western end of Buxton Road the built character is much stronger, consisting of stone semi-detached dwellings, with a single row of terraces (no. 11 – 23). This is indicative of the dense built character across the Chinley Conservation area. Detached dwellings are notably few in the conservation area. Alder Brook presents as an unfortunate break from the built character. The detached dwellings of Adler Brook appear out of place within the wider conservation area, and represent the visual change in character to the eastern end of Buxton Road.

Unlike Adler Brook the proposed dwellings will be visually read as part of Buxton Road. As such the introduction of an excess of detached dwellings to the site, will go against the built character of the western section of Buxton Road.

The illustrative plan shows 2 dwellings to be semi-detached, with the remaining 3 to be detached. It is considered that semi-detached dwellings are more in keeping with the historic built form of the surrounding area, and will better respond to the character of the adjacent conservation area. The implementation of an additional 3 detached dwellings to Buxton Road will exacerbate the existing harm caused by the Adler Brook development.

Legislation and Policy

National Planning Policy Framework (2024)

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (para 207)

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 208)

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (para 213)

Conclusions and Recommendations

In conclusion, the proposed excess of detached dwellinghouses is considered to result in less than substantial harm to the setting of the conservation area. The surrounding area presents a strong built character of semi-detached and terraced dwellings, detached dwellings stand out as an regrettable anomaly which should not be compounded.

Conservation Officer: Rachel Robinson
High Peak Borough Council