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Application number

HPK/2025/0033

Site location

Padfield Brook House, Little Padfield, Glossop

Proposal

Replacement of existing windows and formation of single storey extension to dwelling

Conservation Advice

Date: 10/03/2025

Heritage Asset: Padfield Conservation Area

Summary of Significance

Padfield Brook House is located in the Padfield Conservation Area. The dwelling is discussed in depth within the Padfield Conservation Area Character Appraisal (PCACA). Padfield Brook House and outbuildings are notably included with the PCACA recommendations for local listing (page 49) as the site represents the local cotton spinning and weaving industry.

Padfield Brook House was formally the Mill-owners house for Padfield Brook Mill. The dwelling was attached to the Mill which was in operation from 1793 until ca. 1912. While the majority of the mill complex was demolished fragments remain. Most well preserved is that of the mill-owners house, Padfield Brook House and formal entrance from Redgate. Remains of outbuildings are remain on site (PCACA page 15). The PCACA also states 'there may also be archaeological evidence for the original mill, the site of which is now a lawn' (PCACA page 16).

Further to the dwellings strong links to local milling history the dwelling, Padfield Brook House is an attractive dwelling. The classical front door and symmetrical principle elevation is makes the dwelling stand out as distinctive in character (PCACA pages 26 and 30). The dwelling presents a strong and formal character when compared to the simple weavers terraced cottages present along Platt St. This decorative, elegant façade, and isolated position within the settlement is indicative of the dwellings original purpose as the mill-owners residence.

For the reasons outlined above Padfield Brook House presents as a non-designated heritage asset located within the Padfield Conservation area.

[Padfield Conservation Area Character Appraisal](#) Adopted February 2015

Assessment and Impact

The application seeks to alter the rear fenestrations and construct a single storey extension. This includes the demolition of the adjoining 'ruin' structure. This ruin is likely



part of the former Padfield Brook Mill complex, as the mill was directly joined to the rear of the host dwelling. As such it contributes to the history of the former mill site. The submitted heritage statement fails to acknowledge this ruin structure and its proposed demolition. The entire loss of this ruin will impact upon the non-designated heritage asset. This will also represent a further loss to the historic mill complex and a degradation of the historic setting of Padfield Brook House.

The heritage statement submitted also fails to adequately assess Padfield Brook House within the wider social history of Little Padfield. Therefore does not rigorously assess the significance of the site and its contribution to the Padfield conservation area. Furthermore, the heritage statement makes no reference to potential below ground archaeology on site. The former mill was previously attached to Padfield Brook House, as such there is a high chance of below ground archaeology being present on the site of the proposed extension. The application does not appear to make allowance for this probability, and may result in the loss of unrecorded archaeological evidence on site.

In regards to the rear elevation the existing fenestrations appear to have been altered substantially following the demolition of the mill buildings. This has included the insertion of unsightly concrete lintels. The rear elevation can be partially viewed from Public right of Way no. 111. The proposed removal of concrete lintels, to be replaced with stone is therefore supported as an improvement to the non-designated heritage asset and the conservation area. However, minimal details have been provided in regards to the proposed new uPVC windows. uPVC windows are not generally supported within conservation areas. However, it is noted that the existing windows do not appear original to the dwelling. It is also noted that there is no Article 4 in place to restrict the replacement of windows. As such there is minimal control over the alterations fenestration at the rear.

Legislation and Policy

High Peak Local Plan (adopted April 2016)

Policy EQ 7 – Built and Historic Environment

‘Particular protection will be given to designated and non-designated heritage assets’

National Planning Policy Framework (2024)

Para 207 - 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 213 - 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 215 - 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 216 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Conclusions and Recommendations

In conclusion, the submitted heritage statement fails to adequately assess the significance of the non-designated heritage asset and its contribution to the Padfield Conservation area. Furthermore the heritage statement fails to acknowledge the presence and proposed demolition of a ruined mill outbuilding, adjoining the host building. This structure positively contributes to the setting of the non-designated heritage asset. The further loss of the former mill building will cause less than substantial harm the non-designated heritage asset and conservation area. This harm has not been sufficiently justified, nor any public benefit demonstrated. The application fails to comply with the provisions of the NPPF.

Due to the likelihood of below ground archaeology, and the present of the ruin structure adjoining the host building, it is recommended that Derbyshire County Council Archaeology team is consulted.

Conservation Officer: Rachel Robinson
High Peak Borough Council