



High Peak Borough Council

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Application number

HPK/2025/0063

Site location

17 Back Lane
Charlesworth

Proposal

Replacement of existing windows to rear elevation and creation of new first floor window to rear elevation.

Conservation Advice

Date: 26/03/2025

Heritage Asset: Charlesworth Conservation Area

Summary of Significance

No. 19 -25 Back Lane are a row of original cottages, characteristic of the conservation area, in both proportions and materials. The application site, no.17 Back Lane, consists as an addition to the original row of terraces (19-25 back Lane). The dwelling is set at a 90degree angle to the row of terraces. No.17 is finished in render, which is out of character for the Charlesworth conservation area. Due to the dwellings orientation, it appears subordinate to its neighbouring terraces.

Assessment and Impact

The application seeks to insert a new window to the rear elevation and replace all existing rear windows. The existing high level opening casement windows are not original to the dwelling. The layout and proportions of the fenestration openings suggest that the original windows were a timber sash.

The proposed windows will be a white upvc finish, of a casement opening style. UPVC is not usually considered acceptable within conservation areas. Furthermore casement windows are not consid. As no article 4 is in place the rear windows could be replaced on a like-for-like basis without the requirement for consent. As such there is no heritage objection to the replacement of existing windows. However, it is considered that 2 over 2 pane sash opening window would be more appropriate and present an improvement to the host dwelling.

The proposed new window opening is located to the rear of the dwelling, and due to the lay out of no. 17 – 25 will not be visible from the street scene. As such there is no objection to the new opening.

Conclusions and Recommendations

It is acknowledged that the style of window proposed is not characteristic of the conservation area, nor would it be characteristic of those original to the host dwelling. However, the original windows have already been lost due to the lack of an Article 4 controlling this within the Charlesworth Conservation area. The rear elevation is enclosed

by no. 19-25 Back Lane and as such there are no views of the rear elevation from relevant vantage points. As such the proposal will not harm the conservation area.

Conservation Officer: Rachel Robinson
High Peak Borough Council