



High Peak Borough Council

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Application number

HPK/2024/0494

Site location

14-16 Lloyds Bank Union Road
New Mills

Proposal

Proposed change of use of the existing ground floor of the property into a mixed-use space, comprising a commercial premises (Class E) and a 1-bedroom residential flat (Class C3).

Conservation Advice

Date: 01/04/2025

Heritage Asset: New Mills Conservation Area

Summary of Significance

Union Road is part of New Mills commercial centre. The NMCACA describes Union Road as follows:

‘2.3 The Union Road approach to the Town Centre first goes over the Union Bridge where the high parapets obscure views down to The Torrs, but give distant views to the hills to the east and west. Union Road itself is relatively wide but enclosed by almost continuous shopping frontages on both sides leading up to the junction with Market Street and Hague Bar Road. Here the former Market Ground, now the bus and taxi station, creates a break in the frontages, affording views to the hills, over The Torrs gorge which is not itself apparent from any of the main streets.’

NMCACA - [New Mills Conservation Area Character Appraisal](#) - adopted July 2008

Assessment and Impact

14 – 16 Union Rd takes is the former Llyods Bank building and includes the boarded-up former ATM unit. This boarding creates an unsightly appearance along one of the conservation areas main commercial streets. The proposed reinstatement of a timber sash-window is therefore supported as this will improve the aesthetic appearance of the street.

There is no heritage objection to the proposed mixed use as building will remain partially within commercial use on the ground floor. The proposal will also provide potential to bring the building back into active use.

Legislation and Policy

National Planning Policy Framework (2024)

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and



the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 212)

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 there are no heritage objections to the proposed change of use of the host building. Furthermore, there are no objections to the reinstatement of a matching timber sash window, subject to condition to ensure an appropriate window is installed.

Recommended condition

- Notwithstanding the approved plans the new window hereby approved shall be a timber framed sliding sash window to match the existing windows on the host building, unless otherwise approved in writing by the local planning authority.

Reason:- In the interests of preserving the character and appearance of the Conservation Areas in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

Conservation Officer: Rachel Robinson
High Peak Borough Council