



High Peak Borough Council

working for our community

Application number

HPK/2025/0064

Site location

50A Market St
New Mills

Proposal

Proposed change of use of the existing residential flat (Use Class C3), located above the coffee shop (Use Class E(b)), to create a multifunctional space.

Conservation Advice

Date: 09/04/2025

Heritage Asset: New Mills Conservation Area

Summary of Significance

Market Street forms part of the commercial centre in New Mills. 50A Market Street boasts a well preserved timber framed corner shopfront. This complements the number of well-preserved Victorian shopfronts evident along Market Street which contribute positively to the New Mills conservation area.

Assessment and Impact

The proposal involves the change of use of the upper floor into a Class E(b) use. The proposal does not include any external or internal changes to the building. As such the existing timber shopfront will be preserved in situ. Therefore no harm to the heritage asset has been identified.

Legislation and Policy**Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (2024)

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 210)

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment
- New Mills Conservation Area Character Appraisal (Adopted July 2008)

Conclusions and Recommendations

In conclusion, the proposed change of use will not result in any external alterations to the building, and will allow the retention of the existing timber shopfront. Therefore, harm has been identified to the heritage asset.

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High Peak Borough Council