



High Peak Borough Council

working for our community

Application number

HPK/2025/0153

Site location

Hillside Town Lane,
Charlesworth

Proposal

Demolition of existing draught lobby and formation of single storey extension to front elevation on former draught lobby footprint

Conservation Advice

Date: 13/05/2025

Heritage Asset: Charlesworth Conservation Area

Summary of Significance

The dwelling known as 'Hillside' is located within the Charlesworth Conservation Areas (CA). Hillside is a small dwelling located near to the centre of Charlesworth village, set some way back from the road itself. The Charlesworth Conservation Area Character Appraisal (CCACA) identified two character areas within the CA, higher and lower Charlesworth. Hillside is located within Higher Charlesworth. Hillside was likely once a small cottage characteristic of many weavers cottages found within the Charlesworth CA. However, a number of previous extensions has resulted in a loss of the buildings character.

Assessment and Impact

The application proposes to replace the existing draught lobby. The existing lobby results in the host dwelling being unrecognisable as a weavers cottage and fails to replicate the fenestration patterns of the host dwelling. The proposed front extension will replicate the proportions of the existing lobby. However, the proposed fenestrations better reflect those of the host dwelling. As such the level of harm caused by the proposed front extension is less than that of the existing draught lobby. As such there are no heritage objections provided materials match those of the host dwelling.

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.

Conclusions and Recommendations

In conclusion, the proposed front extension matches the proportions of the existing lobby, with fenestrations replicate the pattern of the host dwelling. As such there are no heritage objections, subject to materials matching those of the host dwelling.

Conservation Officer: Rachel Robinson
High Peak Borough Council