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Application number
HPK/2025/0146
AND
HPK/2025/0147

Site location
Lilac Cottage Crossings Road
Chapel-En-Le-Frith

Proposal
I) Replacement windows & doors
II) Drive to be made wider to allow for 2no parking spaces
III) Stone Building to replace existing shed & carport
IV) Internal remodelling - new staircase, internal partitions removed, woodburning stove, plasterboard & skim ceilings.

Conservation Advice
Date: 27/05/2025

Heritage Asset:
Grade II – Weston, Dove Dale and Lilac Cottage

Summary of Significance
Lilac cottage is part of a group listing of three terraced cottages. The group are believed to previously be two cottages, now three. Weston and Dove Dale form the original building, with Lilac cottage being added on later in a sympathetic style. However, all three cottages are believed to date to the 18th C.

Assessment and Impact
The application relates to a number of proposed alterations which have each been addressed in turn as follows:

Replacement windows & doors
The existing front ground floor windows are not original to the listed building. The current window sits uncomfortably forward within the window opening, creating a flush effect. The proposed window details will set the window in by 30mm providing a more appropriate window placement. The proposed windows are of a hardwood timber framing which is considered acceptable.

The proposed replacement front door will be like for like in design and material. Officer site visit demonstrated that the door is not original to the property, but is of a sympathetic design. As such its replacement is considered acceptable. However, the submission does not include details of the proposed colour finish of the replacement door. Details of colour should be confirmed to ensure the finish is appropriate and sympathetic to the listed building.

It is proposed to remove an existing side door and window to a single storey rear element. This single storey element is thought to be a later historical addition to the property. The proposed new door and window will open up the side wall of the single storey element, resulting in the loss of a large amount of historical stone and a loss of the visual character. Furthermore, the proposed new glazing is out of character with the listed building. As such this element should be omitted from the proposed scheme. Consideration should be given to repointing this element with an appropriate lime mortar, and replacement doors and windows which minimise the loss of historic fabric.

Drive to be made wider to allow for 2no parking spaces

It is proposed to remove the existing tarmac and concrete driveway and modern patio area to accommodate a wider natural stone cobbled driveway. The use of cobbles is sympathetic to the listed building and is considered an improvement upon the existing tarmac and patio. A section of existing drystone wall would be removed to accommodate an additional 5 bar gate. The proposed 5 bar gate is considered in keeping with the setting of the listed building.

Historical maps suggests that the road facing portion of the existing dry stone wall is historical boundary of Lilac Cottage. While some historical fabric will be lost to accommodate the wider driveway, the majority of the original stone wall will remain in situ. On balance the loss of a small section of dry stone wall is off set by the removal of the unsympathetic tarmac and patio. As such this is considered to create an improvement to the curtilage of the listed building.

Stone Building to replace existing shed & carport

The existing timber shed and car port create an unsightly feature within the curtilage of the listed building. These elements are not sympathetic to the listed building, as such there removal is supported. The proposed outbuilding presents as a sympathetic stone outbuilding, complementary within the context of the listed building. As such this element is considered acceptable in terms of heritage. However, details of the proposed materials should be agreed upon prior to construction to ensure they are appropriate within the curtilage of the listed building.

Internal remodelling - new staircase, internal partitions removed, woodburning stove, plasterboard & skim ceilings.

Officer site visit confirmed that the existing stairs are not original to the property. As such their replacement is considered acceptable in terms of heritage. Similarly, the existing internal porch is not original to the property, as such its removal is acceptable. The existing living room fireplace is not original to the property, as such its removal and replacement with a new log burner within the original chimney breast is considered acceptable.

The relocation of the existing bathroom and kitchen is considered acceptable in principle. However, a number of details are missing from the proposed plans. Details of the proposed plumbing should be provided to demonstrate how the plumbing will interact with the fabric of the listed building. Furthermore, no ventilation is proposed for the new kitchen and bathroom. Additional ventilation should be required in order to avoid long term

damage to the fabric of the building due to high humidity levels. Ventilation solutions should be demonstrated prior to determination.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2024)
Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

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)

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

Conclusions and Recommendations
In conclusion, the proposed glazing to the single storey element of the listed building will result in the loss of a large section of historic fabric, to be replaced with uncharacteristic glazing. This is considered to result in a moderate degree of less than substantial harm (as per para 215 of the NPPF). The elements should be removed from the proposed scheme of works. Furthermore, the submission lacks details regarding the proposed relocation of the bathroom and kitchen. Ventilation details are required to ensure that these rooms are properly ventilated to avoid damp harming the property long term. Details of the existing and proposed plumbing must also be provided to provide understanding as to how the proposed plumbing will impact the historic fabric of the building. The HPBC Conservation team should be reconsulted upon the submission of any revised plans. The remainder of the scheme is supported in principle subject to conditions.

Recommended conditions:

1. All new windows and doors hereby granted consent shall be of timber construction only and no trickle vents shall be installed in the external joinery.

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

2. Prior to the installation of the replacement front door hereby granted consent, the proposed colour and finish of the door finishing colour scheme shall be submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in exact accordance with the details approved.

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

3. Prior to the removal of the existing driveway, details of the new cobble stones, including the material type and coursing details, shall be submitted to and approved in writing by the local planning authority. The construction of the new driveway shall thereafter be undertaken in exact accordance with the details approved.

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

4. Before any construction occurs above damp proof course (dpc) for the outbuilding hereby granted consent, details and samples shall be submitted to and made available on site for inspection and agreed in writing by the local planning authority. The works for the outbuilding shall thereafter be undertaken in exact accordance with the details approved.

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

5. No development shall be commenced in respect of the features identified below, until details of their design and specification in the form of drawings and sections of not less than 1:20 have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in exact accordance with the details approved.

Windows for the outbuilding, including details of their material, opening, colour and finish, glazing bar details

External door details

Details of any heads and cills

Ridge, verge and eaves details

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

Conservation Officer: High Peak
Borough Council