



High Peak Borough Council

working for our community

Application number

HPK/2025/0081

Site location

113 Dyehouse Lane
New Mills

Proposal

Proposed replacement of roof tile from stone to a spanish slate.

Conservation Advice

Date: 03/06/2025

Heritage Asset: New Mills Conservation Area

Setting of:

Grade II listed 117 Dyehouse Lane

Grade II listed 109 and 111 Dyehouse Lane

Summary of Significance

113 Dyehouse Lane is an infill dwelling located between two listed buildings on Dyehouse Lane. The dwelling itself offers a neutral contribution to the significance of the conservation area and setting of adjacent listed buildings.

Assessment and Impact

Permission is sought to replace the existing stone roof with a slate roof. Dyehouse Lane features a combination of slate and stone roofs, with slate roof dominating the immediate roofscape. The New Mills conservation area character appraisal (CACA) identifies Blue/black Welsh slates and local sandstone roofing slates are the main roofing materials (para 1.35). As such the replacement slate roof is acceptable in principle, however, the applicant should provide eaves and ridge details prior to determination to ensure these will be in keeping with the adjacent listed building.

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.

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 in roofing material is acceptable in principle, subject to confirmation of appropriate eaves and ridgeline details. Following the receipt of additional details the HPBC Conservation Team should be reconsulted.

Conservation Officer: Rachel Robinson
High Peak Borough Council