

Conservation Team Advice

Date: 4th June 2025
Application Ref: HPK/2024/0481
Site Address: Glossopdale Community College Lower Site, Talbot Road, Glossop
Proposal: Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

Heritage assets affected:		
Designated Heritage Asset(s):	☒	- Glossop Norfolk Square Conservation Area - Glossop Howard Park Conservation Area - Victoria Hall and Public Library – Grade II (listing ref: 1384300)
Non-Designated Heritage Asset(s):	☐	

Conservation Advice

Summary of Significance

The proposal would be situated in the wider setting of two Conservation Areas – Norfolk Square and Howard Park – as well as the wider setting of Glossop library, which is a Grade II Listed Building.

Howard Park Conservation Area incorporates the park which opened 1888 and the villa style buildings along Talbot and North Road. The land was gifted by Lord Howard and the baths and hospital gifted by the Wood family. The significance derives from the verdant leafy character, spacious development of buildings and association with the development of public parks and focus on health and wellbeing in the late-Victorian period.



High Peak Borough Council
working for our community

Norfolk Square Conservation Area forms part of the civic and commercial core of Glossop as well as some residential development to the north. Norfolk square was laid out c.1837 with a mixture of Gothic and Tudor revival styles with the landmark buildings. Typically buildings are constructed in gritstone with slate roofs and the buildings are laid out in linear formation and tightly knit grain.

Victoria Hall was built as a concert hall and public library c.1887-8 designed by Darbyshire & Smith in free Gothic revival style. The building is cruciform plan with a square bell tower. The significance derives from its association with the development of public buildings in the late-Victorian period, highly decorative Gothic revival style and designed prominence of the tower in the town.

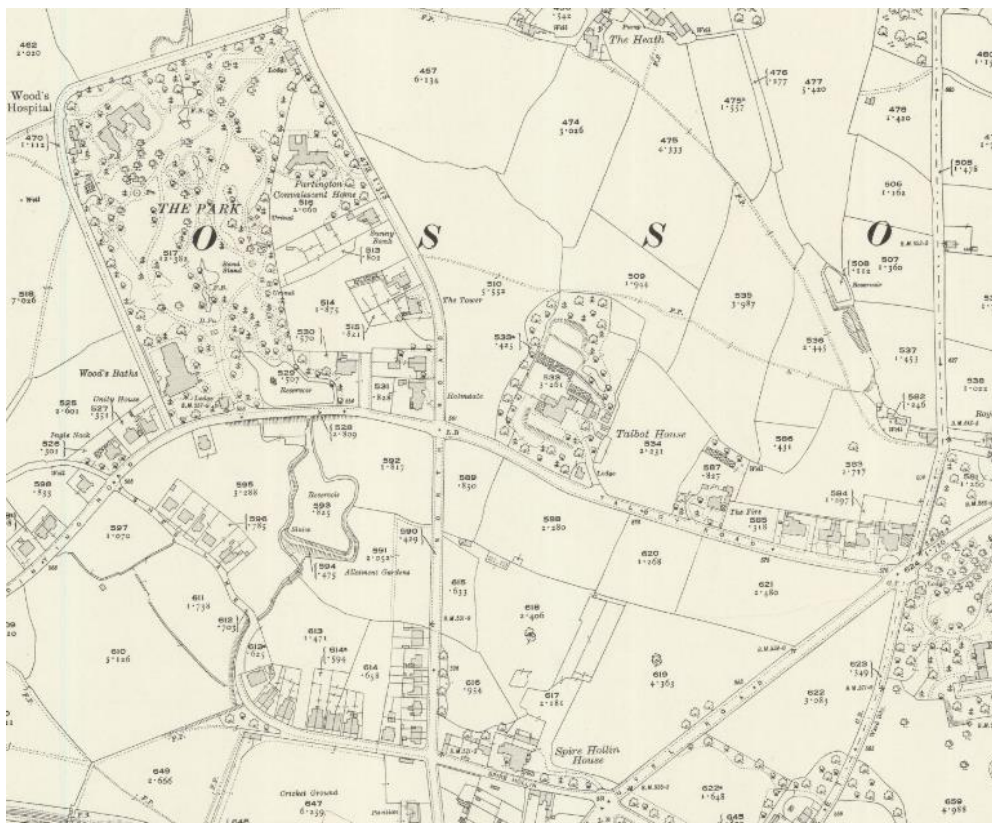


Fig. 1 c.1920 OS map [online] (National Library of Scotland)



High Peak Borough Council
working for our community

Assessment and Impact

The application seeks permission for outline consent for 110 dwellings, with all matters but access reserved.

With limited details on the design and layout it is difficult to fully assess the impact on the surrounding designated heritage assets. Nevertheless, it is likely that the proposed built aspect of the development would be relatively low-rise (e.g. 2 and 2 ½ storeys) and would not dominate or overbear the wider setting of the Conservation Areas.

With any forthcoming reserved matters application, it would be recommended that a sympathetic palette of external facing materials and domestic boundary treatments is utilised in closer proximity to heritage assets. For example, along Talbot Road as part of this road forms the boundary to Howard Park Conservation Area. In addition, it would be recommended that careful consideration is given to soft landscaping along the northern edge of the development to maintain the verdant character and appearance of Howard Park Conservation Area which abuts this part of the development. It is likely that the proposal would have negligible impact on the setting of the Norfolk Square Conservation Area due to the intervening modern housing to the south and east.

With the demolition of the college, this has inadvertently better revealed some wider views of the bell tower of the library (Grade II) to the south with a pleasing backdrop of the Peak District. Whilst it is recognised that there was previously a modern college building blocking this view, it would be suggested that consideration is given to creating a view of this looking south when designing the proposed layout as this would better reveal and enhance the designed prominence of this Listed Building (par.210 of NPPF).

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66).

National Planning Policy Framework (NPPF) 2024

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

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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

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
- Glossop Conservation Area Appraisal (2006)

Conclusions and Recommendations

In summary, the proposed development has the potential to have a neutral impact on the setting of the Conservation Areas and Listed Building which would comply with s.66 of the Act, Section 16 of the NPPF and policy EQ7 of the local development framework. There are no objections to the principle of the development from a conservation perspective. However, as outlined above, it would be recommended that consideration is given to possibly enhancing the setting and appreciation of the listed library (Grade II) in the proposed layout design. In addition, it would be recommended that careful consideration be given to soft landscaping and palette of materials to the northern part of the development as this is in close proximity to Howard Park Conservation Area.

For any consent granted, we would suggest the following details are agreed via reserved matters:

- Details of the layout and elevational design of dwellings
- Details of all external facing materials for the dwellings, including samples upon request
- Details of boundary treatments
- Details of hard and soft landscaping

Conservation Officer: Megan Atkinson

