



High Peak Borough Council

working for our community

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 – Amendments

Date: 10/06/2025

Heritage Asset:

Grade II – Weston, Dove Dale and Lilac Cottage

Assessment and Impact

For clarity the below comments relate to the following revised plans:

- 3322.003A – Lilac Cottage – Proposed Plans
- 3322.004A – Lilac Cottage – Proposed Elevations
- Spec-sheet-con456-1
- Lilac Cottage-1079A – Rev A

The revised plans remove the unsympathetic glazing the single storey rear unit. The like for like replacement of the existing window and door is considered acceptable in line with the details which have been provided. Plans also provide clarification regarding the proposed colour scheme for new windows.

Additional ventilation has been introduced to the relocated kitchen and bathroom. The proposed cast iron ventilation presents an appropriate solution to the increase of internal moisture levels.

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 revised details overcome previous concerns regarding inappropriate glazing and a lack of ventilation. However, the submission continues to lack details of the existing and proposed plumbing. 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 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.

3. 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.

4. 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: Rachel Robinson
High Peak Borough Council