



Figure 1 – 1879 map showing the Devonshire Arms (Source: [Ordnance Survey, Derbyshire XV.SW \(includes: Fairfield; Green Fairfield; Wormhill.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#))

Assessment and Impact

The application seeks to replace the existing timber windows to Flat 2. The proposed windows are the same product as those previously approved for installation at Flat 1 (HPK/2022/0176 – Approved 01/12/2022). Introducing matching windows to Flat 2 will allow for consistency across the building. As such there are no heritage objections.

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

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