



High Peak Borough Council

working for our community

Application number

HPK/2025/0104

Site location

Woodcock View Chapel Brow
Charlesworth

Proposal

Extension and remodelling of the as existing house

Conservation Advice

Date: 29/04/2025

Heritage Asset: Charlesworth Conservation Area

Summary of Significance

Woodcock View is located outside of the Charlesworth conservation area. Dwellings along Chapel Brow are mostly detached, in contrast to the usual Weavers cottages characteristic of other areas of the conservation area.

Assessment and Impact

The application relates to extensive remodelling works and extension. It is noted that a clear elevation plan of the proposed North east elevation is not included within the submission. The overlaid plan provides an idea of the proposed north east elevation, however, a clear version should be provided for clarity.

That being said the documents submitted demonstrate that the existing render will be removed from the scheme and replaced with stone. Render is uncharacteristic of the adjacent conservation area, as such its removal is supported.

The proposed timber framed conservatory is uncharacteristic of the adjacent conservation area. The submitted photomontages demonstrate that glimpse views of the conservatory will be visible when exiting the conservation via Chapel Brow. As such the proposed timber elements should be removed from the proposed scheme.

Legislation and Policy

National Planning Policy Framework (2024)

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 timber framed conservatory appears out of place within the setting of the adjacent Charlesworth conservation area. These timber elements should be removed from the proposed scheme. Subject to the timber conservatory being omitted, and submission the absent north-east proposed elevations there are no heritage objections to the proposed scheme. If minded to approve the scheme a material condition is recommended to ensure that new facing materials are in keeping with the adjacent conservation area.

Recommended conditions:

No works to the external walls or roof shall take place until samples of the types and colours of all facing materials, tiles and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

Conservation Officer: Rachel Robinson
High Peak Borough Council