

Conservation Team Advice

Date: 23/10/2025

Application Ref: HPK/2025/0395

Site Address: Land Rear Of 102 Market Street Chapel-En-Le-Frith

Proposal: Proposed erection of 2no. Custom-Build dwellings

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Chapel-en-le-Frith Town End conservation area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The application site is partially located within the Chapel-en-le-frith Town End conservation area. The site is accessed by a narrow field access which runs between 102 Market Street and a public footpath linking Market Street with South Head Drive. Much of the site consists of a field plot to the rear of 102 Market Street, adjacent to Smithy Brook. Historical maps from 1883 (figure 1) shows the brook and adjacent field structure offers a natural separation between Chapel en le Frith and Town End. This degree of separation was gradually eroded over time as Market Street was developed. Historical maps from 1923 (figure 2) shows Market Street to have been developed as a ribbon development, with no separation between the two settlements. However, figure 2 shows the current site access to be in situ in 1923.

Much of the significance of the site itself as a point of separation between Town End and Chapel-en-le-Frith has previously been lost through the continued development of the town. However, the historic field access from Market Street offers some remaining insight to the towns historical form and development.

Figure 1 – 1883 Map of Town End¹



Figure 2 – 1923 map of Town End²



¹ Figure 1 source: [View map: Ordnance Survey, Derbyshire IX.SW \(includes: Chapel En Le Frith; Peak Forest.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)

² Figure 2 source: [View map: Ordnance Survey, Derbyshire IX \(includes: Chapel En Le Frith; Edale; Peak Forest.\) - Ordnance Survey Six-inch England and Wales, 1842-1952](#)

Assessment and Impact

The application proposes to construct two dwelling houses on the site, utilising the existing access from Market Street. It is proposed to remove the existing access gate and extend the existing setts to cover a larger portion of the entrance. This is considered to maintain the historic entrance from Market Street.

The plans show that the existing timber fence boundary with the adjacent footpath will be retained. This existing boundary treatment creates an enclosed and poor entrance into the conservation area via this footpath. The proposed development provides opportunity to soften or enhance this entrance into the Town End conservation area. This could be achieved by mirroring the existing stone (western) boundary wall along the eastern side of the driveway.

While the principle of residential development on this site is acceptable in terms of heritage, the new dwellings must be of a design appropriate for the setting of the Chapel-en-le-Frith Town End conservation area. The design is contemporary and lacks the traditional character of the town. The following elements are out of character within the setting of the conservation area:

- Dormer windows
- Balcony's
- Fenestration design
- Lack of Heads and Cill details
- Use of anodised aluminium cladding

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.

National Planning Policy Framework

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
- High Peak Design Guide (Adopted 2018)

Conclusions and Recommendations

The proposed residential development consists of two dwellinghouses of an uncharacteristic design, out of keeping with the setting of the Chapel-en-le-Frith Town End conservation area as outlined above. The use of uncharacteristic features results in a degree of less than substantial harm to the conservation area (NPPF para 215). A number of amendments to the design and boundary treatments would be required to overcome this harm as outlined above.

Conservation Officer: Rachel Robinson
High Peak Borough Council