

Conservation Team Advice

Date: 13/11/2025

Application Ref: DOC/2025/0066

Site Address: THE ROYAL OAK 11 Market Street Chapel-En-Le-Frith

Proposal: Discharge of Conditions 3, 4, 6 in relation to application HPK/2024/0456

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – 11 Royal Oak Public House Chapel en le Frith Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Condition 3 – Materials

The materials outlined within the *Materials contact sheet* submitted appear acceptable within the setting of the principal listed building (the Royal Oak) and conservation area. In addition the stone and slate sample were viewed on site on the 28th October 2025. The stone and slate appear to be a good match to the principal listed building. Therefore, there are no heritage objections to the discharge of condition 3.

Condition 4 – Windows and Doors

Drawing No. Door/Window 01 states that the proposed windows and doors are to be a uPVC. Additional details are provided within the cover letter and sectional drawings. uPVC is not typically considered acceptable within the context of listed buildings. uPVC is not a traditional material and is considered incompatible with traditionally constructed buildings due to the lack of breathability in the uPVC. Often uPVC cannot accurately replicate the traditional joinery details of timber windows, such as glazing bars and horns. It is acknowledged that uPVC detailing has been improving in recent years, however, these improvements are not universal across all examples of uPVC.

Officer site visit has identified uPVC windows installed to the principal listed building (The Royal Oak). There is no record of listed building consent being granted for the installation of uPVC windows to the Royal Oak pub, thus there is no record of their installation date. However, Google Street View demonstrates that uPVC has been in place since at least 2009.

In this case the approved ancillary building will be located behind the Royal Oak and set back from the road. Due to the use of uPVC on the principle building the principle of uPVC is accepted in relation to the new building approved under HPK/2024/0456. However, the details provided at present are insufficient to demonstrate that the quality of uPVC proposed will be acceptable within the curtilage of a listed building. Additional details of the proposed windows and doors are required, including product details/brochure to confirm the proposed finish. Sectional details showing the proposed windows and doors set within the proposed building are also required. Without sufficient details of the proposed uPVC windows and doors Condition 4 should not be discharged.

Condition 6 – Drainage

There are no heritage comments to make in relation to condition 6

Conservation Officer: Rachel Robinson
High Peak Borough Council