

Heritage Statement

To accompany the planning application for The
Garages, Glossop



113-ORU-REP-001

To High Peak Borough Council

P01

14/11/25

DRU

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Policy Context

National Planning Policy Guidance Town and Country Planning Act 1990

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that decisions on planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This establishes the Development Plan as the principal basis for decision-making in the planning process.

Planning (Listed Buildings and Conservation Areas) Act 1990

The application site lies within St James Conservation Area, Glossop (High Peak). Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant planning permission within a conservation area, the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

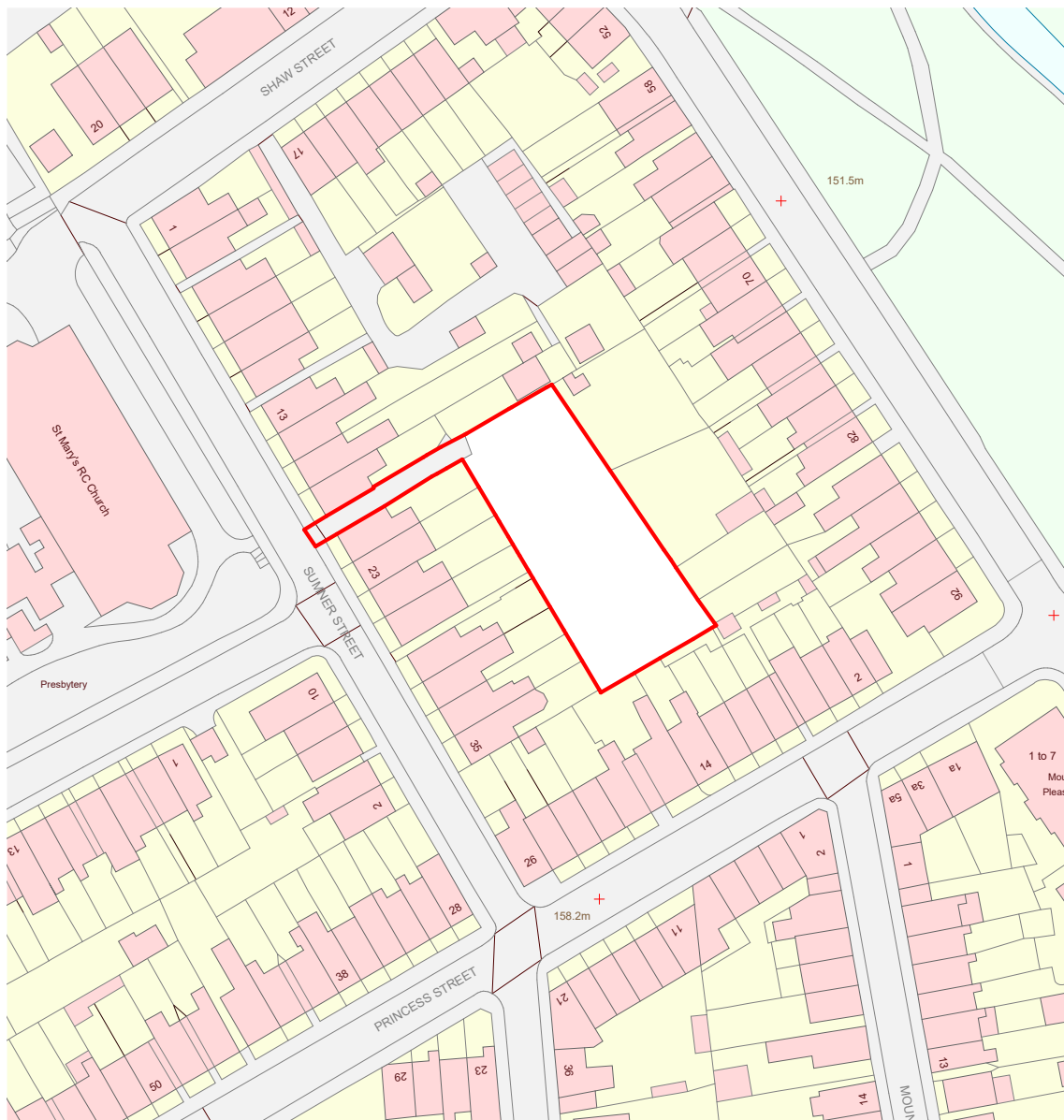
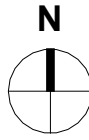
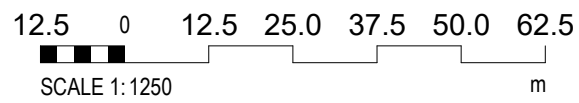
The most recent version of the National Planning Policy Framework (NPPF) (published 12 December 2024) is a material consideration in the determination of planning applications. The NPPF retains the overarching objective of sustainable development, requiring a balanced consideration of economic, social, and

environmental factors.

Local Planning Policy Guidance

Planning policy guidance relevant to this proposal is contained within the statutory Development Plan for High Peak Borough, which comprises the following documents:

- High Peak Local Plan (adopted April 2016) – This is the primary planning policy document, setting the strategic and development management framework for the borough, including policies relating to design quality, landscape character, conservation areas, sustainable development, parking, and environmental protection.
- Peak District National Park Local Plan, where relevant for sites adjacent to the National Park boundary.
- Derbyshire Minerals Local Plan and Derbyshire Waste Local Plan, where applicable.
- Relevant Supplementary Planning Documents (SPDs) adopted by High Peak Borough Council, such as Design Guides, Housing SPD, and Conservation Area Appraisals.



Introduction

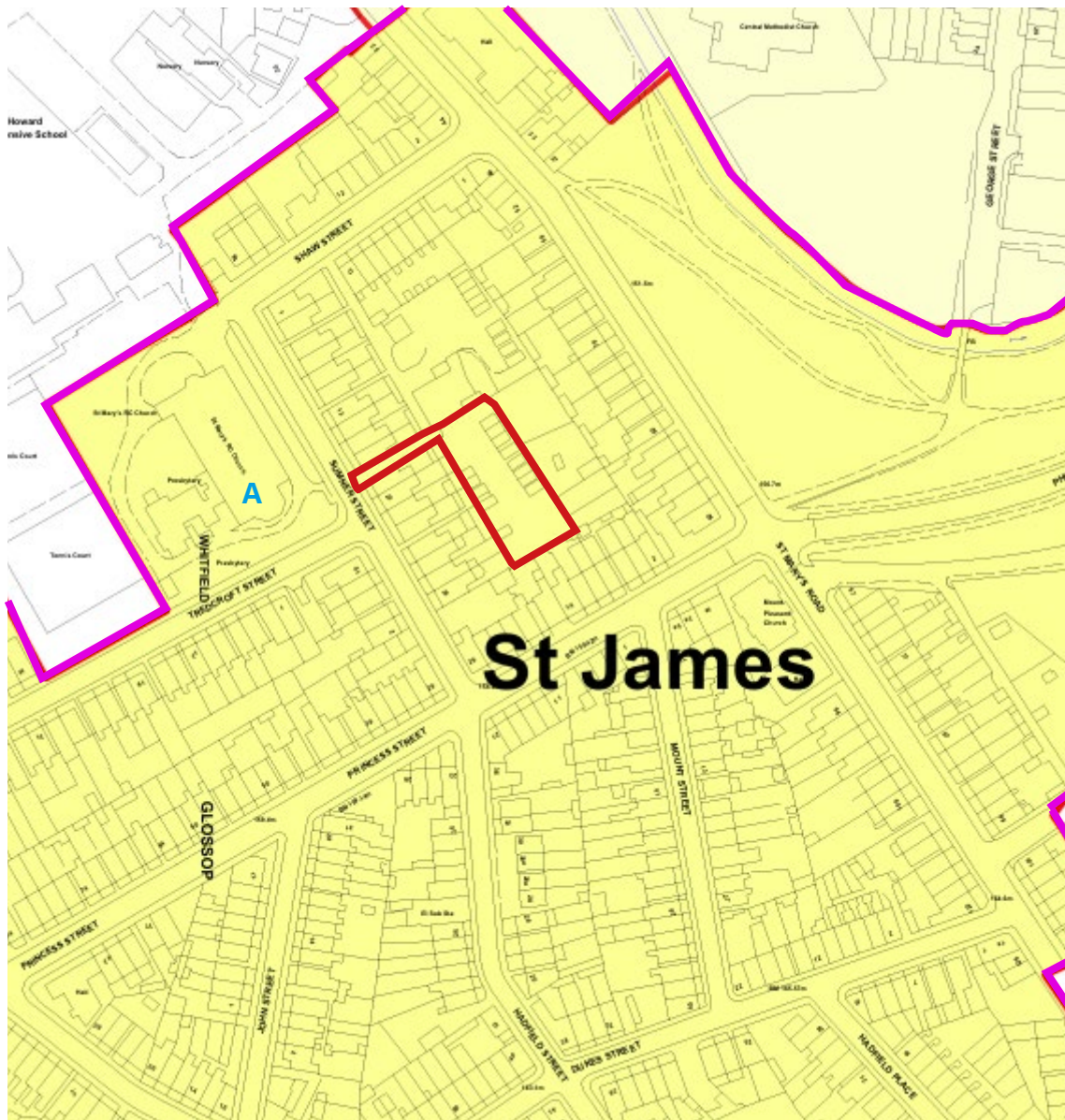
This statement forms part of a full planning application for the proposed erection of 30no. Garages at the Land behind Sumner Street, Glossop. The proposal reflects almost exactly a scheme that has previously been granted permission twice on this site.

The site is located in the St. James Conservation Area and is not itself listed.

This statement has been prepared in accordance with national and local planning policy guidance; following an assessment of the site and immediate surroundings, together with examination, analysis and assessment of readily available literature and cartographic sources.

St James Conservation Area encompasses a stretch of historic development along the eastern approach to Glossop, characterised by traditional Pennine stone buildings, terraced houses, and former industrial and institutional structures. The conservation area includes notable groups of 19th-century dwellings and associated outbuildings, together with several landmark buildings that front onto the main route of Hollins Cross Lane. The area's architectural character is defined by its use of local gritstone, stone slate roofs, and simple vernacular detailing, reflecting the historic evolution of this part of Glossop during the Victorian expansion of the town.

-  Site Boundary
-  Extent of Conservation Area



- Site Boundary
- Extent of Conservation Area

Existing Property & Context

Although the application site is not a building but a derelict and previously developed parcel of land, it sits within an established historic townscape formed by tightly arranged stone terraces and associated outbuildings. The open and unmanaged nature of the plot contrasts with the otherwise coherent built frontage, but it nevertheless contributes to the conservation area's character through its relationship with the historic street pattern and neighbouring structures.

St James Conservation Area contains a number of listed and locally significant buildings, though none are positioned immediately adjacent to the application site. The closest listed building is the Grade II listed Roman Catholic Church Of St Mary to the West. The majority of designated heritage assets are located at Hollins Cross Lane Road within the St James Church estate. Also at Victoria Street and Gladstone street, where fine examples of mid-19th-century stone architecture contribute to the area's special interest. These sites are some distance (c0.3km) South/East from the site. While the site itself does not contain or adjoin a listed building, its position within the conservation area means that any redevelopment must be carefully considered to preserve or enhance the historic character and urban grain that define the area.



Existing

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Proposal

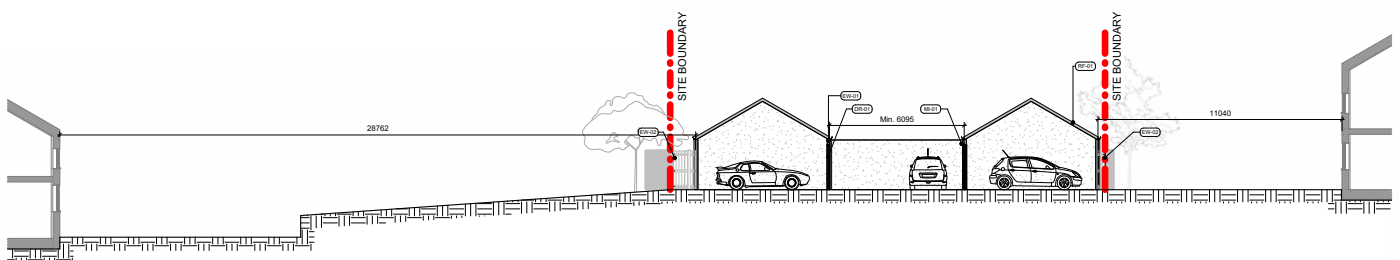
The introduction of 30 garages on this previously developed plot represents a modest and contained form of development that can be accommodated without causing harm to the Conservation Area's character or appearance.

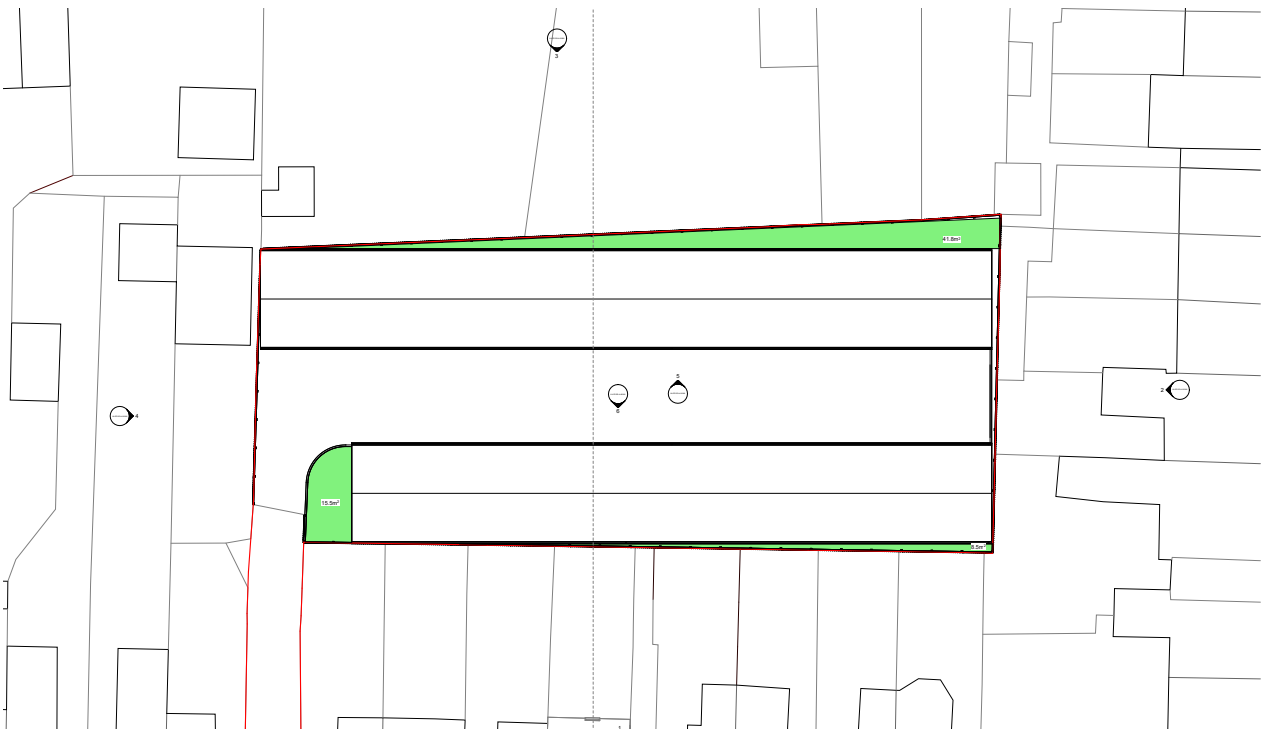
The proposal has been designed to minimise visual impact by adopting simple, low-profile garage structures faced in materials that respond sensitively to the surrounding townscape, including muted roof coverings and concrete panel walls that help promote the growth of climbing plants whilst protecting the interior of the garages - the external walls facing the boundary will be completely screened by planting, softening visual impact and enhancing biodiversity. The garages are deliberately positioned to respect the established building line and historic street pattern, thereby reinstating a sense of enclosure that has been lost through the dereliction of the site.

No new large plant, vents, or intrusive external equipment is required as part of the scheme, ensuring that the development does not introduce visually disruptive features into the conservation area.

The principal physical works beyond the garages themselves involve minor site preparation and the reinstatement of traditional boundary treatments where necessary. Stone walls that reflect the local material palette will be repaired or rebuilt to reinforce the conservation area's distinctive character. The site access point is as existing, respecting the existing street layout.

Overall, the development is expected to have a positive impact on the St James Conservation Area by bringing a long-derelict site back into productive use and easing strain from on-street parking provision which currently fundamentally impacts the character of the Conservation Area in a negative manner.





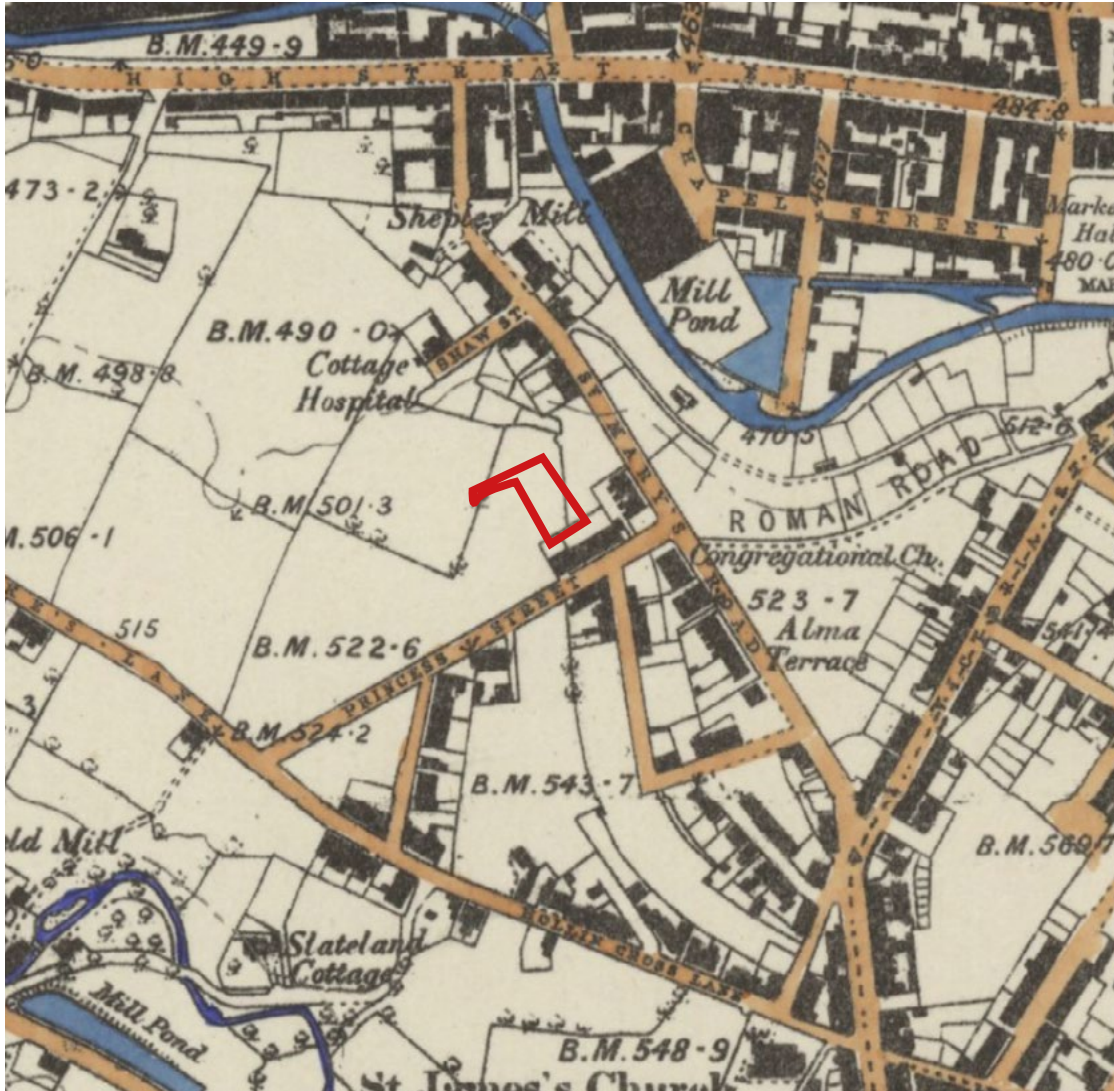
Conclusion

The proposed development will not affect any historic buildings, as the site is currently empty and contains no heritage fabric. By reintroducing a modest and well-designed built form on this derelict plot, the scheme will help to repair the streetscape and preserve the character and appearance of St James Conservation Area.

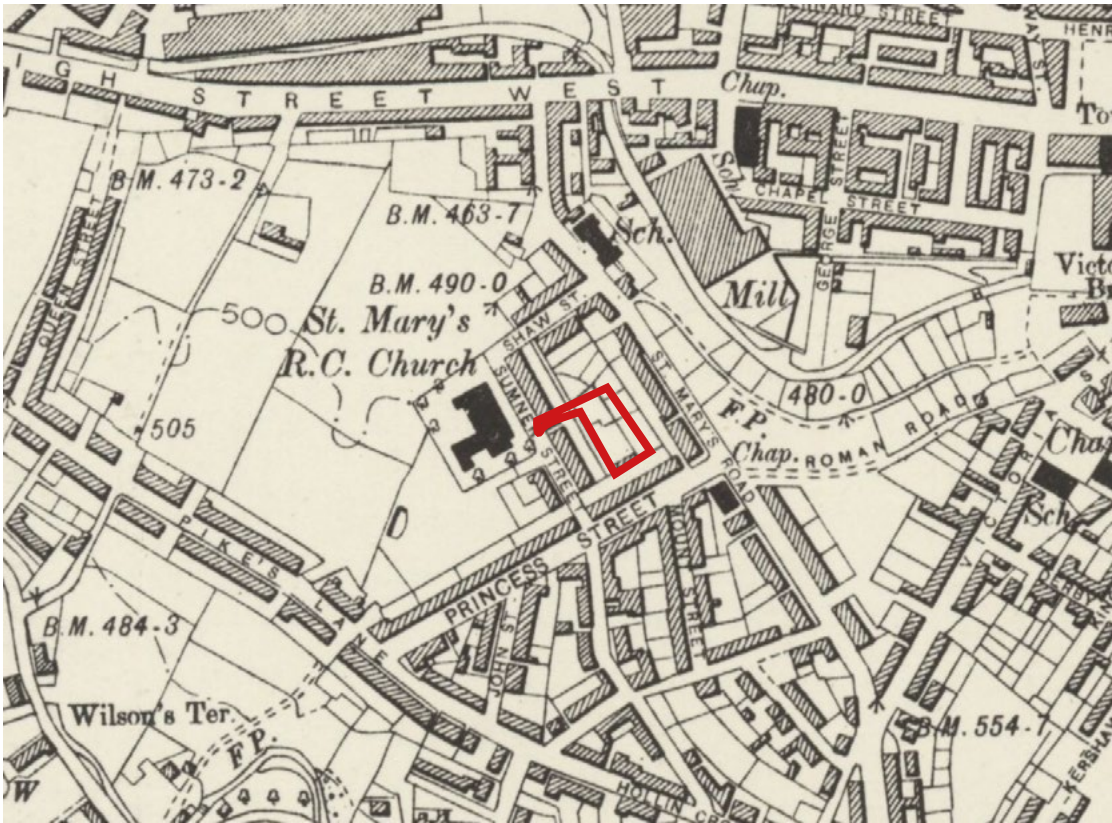
Importantly, the provision of 30 secure garage units will deliver clear community and environmental benefits by removing a significant number of vehicles currently parked on nearby streets. This will reduce on-street congestion, improve traffic flow, enhance pedestrian safety, and ease pressure on limited residential parking in the surrounding area. The scheme therefore offers a practical way of supporting better movement, cleaner streets, and a more pleasant local environment for residents and visitors.

By bringing an unmanaged site back into productive use, the proposal also ensures that the land is properly maintained and contributes positively to the neighbourhood. The development will generate short-term construction employment and provide long-term functional infrastructure that supports local households and businesses. Taken together, the proposals represent a well-considered improvement that both preserves the conservation area and delivers tangible everyday benefits to the local community.

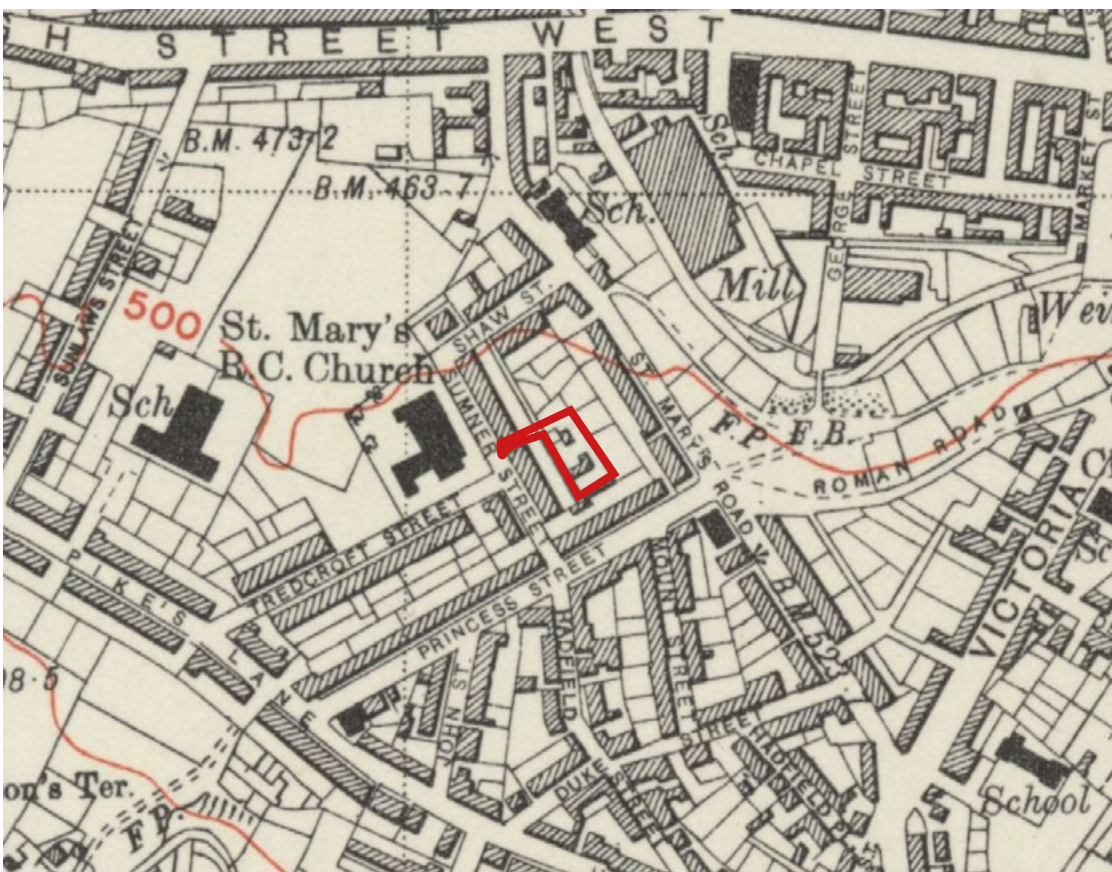
Historic Maps



1879
historic map



1899's
historic map



1965's
historic map

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P01	14/11/25	DRU	RM

