High Peak Borough Council

Conservation Team Advice

Date: 18/11/1025
Application Ref: HPK/2025/0408
Site Address: 85A The Shire Simmondley Village Simmondley Glossop
Proposal: Single storey rear extension with external balcony and access steps

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Simmondley Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance
The Simmondley conservation area was designated for its Anglo-Saxon settlement pattern and largely informal and rural character. Simmondley is characterised by the extensive use of gritstone as a building material for walls, roofs, and boundaries providing a visual harmony to the conservation area. The use of gritstone roof slates creates a unified roofscape within Simmondley which contributes to the dominant architectural character and appearance of the Simmondley conservation area. The Shire' conforms to this visual character utilising gritstone as both a walling and roofing material.

Assessment and Impact
The application proposes to construct a single storey, flat roof, rear extension. The proposed extension utilises the ground levels on site to create a balcony with steps to the garden, below the proposed extension will form a covered outdoor area. It is proposed to finish the extension in an oak effect composite cladding.

Cladding is not characteristic of the Simmondley conservation area, nor is it characteristic of the High Peak. The use of timber effect composite cladding for an extension to a dwellinghouse is considered unacceptable within the conservation area. Furthermore, the rear of 'The shire' is visible from the grass island where Simmondley Lane meets Simmondley Village. The raised nature of the proposed extension will result in the extension being visible from the this point to the rear. Therefore the proposed use of timber effect composite cladding will harm the currently harmonious material palette of the Simmondley conservation area.

In addition to the inappropriate use of materials the proposed extension appears bulky and squat in proportions. Flat roofs are not traditionally acceptable within the

Simmondley conservation area as they contrast with the traditional roofscape which forms part of the areas positive appearance.

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
- Simmondley Conservation Area Character Appraisal (Adopted January 2014)

Conclusions and Recommendations

In conclusion, the proposed extension is out of character with the Simmondley conservation area in terms of both design and materials as outlined above. Owing to the visibility of the rear of the host dwelling from the public domain this is considered to result in harm to the character and appearance of the conservation area. In terms of planning policy this is considered to be less than substantial harm (NPPF para 215). No public benefits are identified to outweigh the harm caused by the scheme, on this basis it is recommended that the application be refused.

Conservation Officer: Rachel Robinson
High Peak Borough Council