

Conservation Team Advice

Date: 27/11/2025

Application Ref: HPK/2025/0429

Site Address: Highgate Higher Chisworth, Chisworth

Proposal: Installation of 1400L heating oil tank in rear garden. Tank dimensions 2000mm long x 700mm wide x 1750mm high

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

Conservation Advice

Summary of Significance

The Higher Chisworth conservation area is a small collection of dwellings located along Sandy Lane. Historically the settlement consisted of a small number of farms with associated outbuildings. Overtime the majority of these agricultural outbuildings have been converted into dwellinghouses. As a result the settlement has a distinctive rural character.

Highgate is a semi-detached dwelling located within the Higher Chisworth conservation area. The dwelling is of stone with stone roof slates, characteristic of buildings within the conservation area.

Assessment and Impact

The application proposes to install a heating oil tank (2000mm long x 700mm wide x 1750mm high) in the rear garden. The heritage statement describes the tank as being a colour to match the stonework of the house. Plans also show a trellis to be place around the tank to obscure it. These measures will soften the visual impact of the proposed oil tank. Furthermore, Highgate is an 'L' shaped dwelling, which will shield the tank from public view. As such there are no heritage objections to the proposed scheme.

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.

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

Conservation Officer: Rachel Robinson
High Peak Borough Council