

## Conservation Team Advice

**Date:** 27/11/2025

**Application Ref:** HPK/2025/0443

**Site Address:** Lilac Cottage Crossings Road Chapel-En-Le-Frith

**Proposal:** Listed Building Consent for internal alterations to Lilac Cottage

| Heritage assets affected:                         |                                     |                                                |
|---------------------------------------------------|-------------------------------------|------------------------------------------------|
| <b>Designated Heritage Asset(s):</b>              | <input checked="" type="checkbox"/> | Grade II – Weston, Dove Dale and Lilac Cottage |
| <b>Non-Designated Heritage Assets(s) (NDHAs):</b> | <input type="checkbox"/>            |                                                |

## Conservation Advice

### Summary of Significance

Lilac cottage is part of a group listing of three terraced cottages. The group are believed to previously be two cottages, now three. Weston and Dove Dale form the original building, with Lilac cottage being added on later in a sympathetic style. However, all three cottages are believed to date to the 18th C.

### Assessment and Impact

The application seeks to make internal alterations to Lilac Cottage. The application follows a previous approval for internal and external alterations in mid-2025 (HPK/2025/0146 and HPK/2025/0147). Plans show some minor changes to the previously approved internal alterations. These include a reorientation of the ground floor stairs, the relocation of the doorway leading from the living room to kitchen, and the addition of a first-floor staircase leading to the attic space. The addition of the first-floor staircase has resulted in the bathroom being made smaller.

Officer site visit demonstrated that the proposed ground floor stair position is likely to be the historical staircase location, suggesting that the ground floor partition wall is a later addition. As such the proposed ground floor alterations are considered acceptable. The addition of the first-floor staircase is also considered acceptable, as previous site visits demonstrated that the first-floor ceiling was a modern replacement.

In conclusion, the proposed internal alterations are considered to sustain the special interest of the listed building. Therefore, there are no heritage objections.

**Legislation and Policy**Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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