

Conservation Team Advice

Date: 02/12/2025

Application Ref: HPK/2025/0405

Site Address: 3 Didsbury Terrace Kinder Road, Hayfield

Proposal: Erection of single timber store summer house

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

Conservation Advice

Summary of Significance

The Hayfield conservation area is characterised by its dense, close-knit core and 18th and 19th century development. The settlement form follows the steep hillsides of the Sett valley, which presents a striking contrast to the surrounding moorlands.

No. 3 Kinder Road (Didsbury Terrace) is an end terrace stone cottage located toward the higher and steeper end of Kinder Road. The application relates to a parcel of land associated with the dwelling, although which sits outside of its curtilage. This parcel of land is located on the valley side to the rear of Holly Cottage, above the rear of 11 to 23 Spring Vale Road.

Assessment and Impact

The application proposes to construct a single storey timber outbuilding 4m by 2.4m and 2.5m at its tallest point. The application forms states that the outbuilding will be painted black.

The area between the dwellings located on Spring Vale Road and Kinder Road is characterised by its domestic use in association to nearby dwellings. The proposed outbuilding will be of modest proportions and will be in keeping with the character of a domestic outbuilding. A site visit demonstrates that public views across the application site are very limited, however, the proposed black paint finish will ensure that the outbuilding appear visually recessive within the landscape. As such the proposal is not considered to impact upon the Hayfield conservation area.

Legislation and PolicyTown 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
- Hayfield Conservation Area Character Appraisal (Adopted October 2011)

Conclusions and Recommendations

In conclusion, the proposed outbuilding is not considered harmful to the Hayfield conservation area as outlined above. As such there are no heritage objections. In order to ensure the proposed outbuilding appears recessive the following condition is recommended:

- The approved outbuilding must be painted black within 3 months of its construction and maintained as such for the life of the development.
Reason: In order to preserve the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan.

Conservation Officer: Rachel Robinson
High Peak Borough Council