

Conservation Team Advice

Date: 10/12/2025

Application Ref: HPK/2025/0447

Site Address: Land at Crossings Road, Chapel-en-le-Frith

Proposal: Outline application for up to 180 dwellings, public open space and associated works (all matters reserved except access)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Setting of Weston, Dove Dale & Lilac Cottages – Grade II listed
Non-Designated Heritage Assets(s) (NDHAs):	☐	

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Summary of Significance

The application site consists of a plot of land located within the vicinity of Weston, Dove Dale and Lilac cottages. These three cottages form a group grade II listing. 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. The pre-application site is located opposite the three cottages and currently consists of open fields which positively contribute to the rural and undeveloped setting of the three cottages.

Assessment and Impact

The application outlines details of a residential development of up to 180 dwellings. *100 P2 Illustrative Sketch Layout* and *103 P2 Land Use Parameter Plan* outline details of the proposed site layout. This includes an area of open field to the northern end of the site, opposite the three listed cottages. This indicates that the existing small field to the northern end of the site will be retained as existing. The retention of this northern field provides an area of separation between the listed buildings and the proposed residential development, allowing for the retention of the immediate setting of the listed buildings. Any landscaping or alterations to this northern field should be carefully considered to maintain the rural character of this area in order to ensure that the setting of the listed buildings is sustained. Provided that the northern field is maintained with a rural character there will be no harm to the setting of the listed cottages.

Legislation and PolicyTown 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.

National Planning Policy Framework

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (para 210a)

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

Conclusions and Recommendations

In conclusion, the retention of the field at the northern end of the application site, located opposite the listed cottages (Weston, Dove Dale and Lilac Cottages), will retain the character of the rural setting of the heritage asset. This northern field will provide an area of relief between the heritage asset and the proposed residential development. Therefore, no harm to the grade II listed cottages, nor their setting is identified.

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