

Conservation Team Advice

Date: 18/12/2025

Application Ref: HPK/2025/0379

Site Address: 38 Glossop Road, Charlesworth

Proposal: Installation of solar panels, inverter, storage batteries and EV Charger.

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

Conservation Advice

Summary of Significance

38 Glossop Road is a small dwelling attached to no. 36 and 34 Glossop Road. The collect of dwellings form an impressive frontage onto Glossop Road. The three dwellings may have once been a single dwelling relating to the adjacent Charlestown Mill site. However, no. 38 has previously been extended, and thus most of the dwelling as visible from the road is of modern construction following a two storey extension in the late 20th century.

Assessment and Impact

The application seeks to install solar panels to the roof of no. 38. The proposal includes the installation of 3 all black solar panels to the front roof elevation (the northwest elevation).

Roofs within the conservation area are traditionally gritstone slate roofs, as seen at adjoining dwelling no. 36. Although the application site features a concrete tile roof, which is not characteristic of the conservation area. However, as no. 38 is set back from the street scene, to the rear of no. 36 this uncharacteristic material appears unobtrusive within the street scene.

Where solar panels do not comply with the parameters of GPDO 2015 Schedule 2, Part 14, Class A they are not generally considered acceptable for installation on the front elevation of a building within a conservation area due to the typically harmful visual impact upon the street scene. The placement of solar panels should be carefully considered to ensure that their visibility is limited and that there arrangement is uniform and symmetrical to ensure a neat appearance when viewed from the public domain.

Historic England have published Advice Note 18 *Adapting Historic Buildings for Energy and Carbon Efficiency* which states:

98. Installation of panels will generally not be acceptable on principal roof slopes, if they would be visible and would detract from the building's special interest

...

Exceptions may include buildings whose significance may be less sensitive to the installation of such panels (for example, certain industrial buildings). Steps should be taken to reduce the visual impact of panels in these locations as far as is possible. For example, using black frames, avoiding silvered or reflective panels and avoiding irregular or stepped panel layouts (page 30)

The specification details provided confirm the panels to be 'Aiko Neostar 3S 475W N-Type ABC, 54 Cell, Mono Glass all Black Gen 3 Panels'. These panels are an all-black variety including black frames. The use of all black panels will reduce the visual impact of the proposed solar panels. As the application site is set to the rear of no. 36, the host dwelling appears subordinate within the street scene, and thus is considered less sensitive to the installation of solar panels. However, the panels have been proposed in an unfavourable stepped pattern. The removal of the bottom panel on the front elevation would elevate the stepped effect, and thus comply with Historic England guidance.

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
- Charlesworth Conservation Area Character Appraisal Adopted October 2010

Conclusions and Recommendations

In summary, as planning permission has been sought it is assumed that the proposed panels fail to comply with the parameters of GPDO 2015 Schedule 2, Part 14, Class A. Therefore, consideration should be given to the impact upon the character and appearance of the Charlesworth conservation area and street scene. In this respect the guidance of Historic England Advice Note 18 should be taken into consideration when assessing the impact upon the conservation area. The proposed panels are a black framed variety which will reduce the visual impact of the panels, however the proposed arrangement includes an irregular stepped effect. In terms of planning policy this results in a degree of less than substantial harm to the character and appearance of the Charlesworth conservation area (para 215). It is recommended to omit the installation of the third (bottom) panel to the front elevation to achieve a uniform and symmetrical layout and thus overcome the harmful impact upon the character and appearance of the conservation area as outlined above.

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