

Conservation Team Advice

Date: 19/12/2025

Application Ref: HPK/2025/0469

Site Address: 2 Cooper Street, Glossop

Proposal: Single storey rear extension and replacement of vehicular gates to boundary fence

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

Conservation Advice

Summary of Significance

The application site is located within the Glossop Wrens Nest conservation area. The conservation area was designated for its association with the expansion of Glossop in the late 19th century. Glossop expanded at this time to accommodate the growing population of mill employees.



Figure 1 – 1881 map of the application site (source: [Glossop - sheet II.12.16 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s](#))

2 Cooper Street is now a semi-detached dwelling, however, historical maps show the dwelling to have previously been part of a longer row of terraced dwellings (figure 1). The terraced row is located directly opposite the historic Wren Nest Mill site, and was likely constructed to accommodate mill employees.

Assessment and Impact

The application seeks to construct a single storey rear extension which will be visible from Spring Street. The extension will replace an existing rendered rear porch. The proposed extension will be rendered, with a glazed draught lobby. The proposal also includes the removal of a redundant vehicle gate, with timber board fencing.

The proposed rear extension will be visible from Spring Street and High Street West. Render is not generally considered acceptable within the conservation area, as it is not a material traditionally characteristic of the area. However, the existing extension is finished in a white render, which is clearly visible from the wider street scene. Therefore the proposed use of render will maintain the existing material finish, causing no additional harm to the character and appearance of the conservation area.

The glazed portion of the proposed extension will have a uPVC frame. uPVC is generally considered harmful to the conservation area, as it has a bulky appearance, which often fails to accurately replicate traditional joinery details. However, in this case uPVC is used within the host dwelling, as well as in much of the surrounding street scene. As such the uPVC draught lobby is considered acceptable in this instance.

A vehicle entrance gate is currently in place allowing vehicle access from Spring Street to the rear garden. However, this is redundant due to a single storey side extension which has been constructed previously. The proposed replacement timber fencing will match the existing timber boundary fence, and is therefore in keeping with the existing street scene.

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

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of

heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

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
- Glossop Character Appraisal (Adopted March 2006)

Conclusions and Recommendations

In summary, the proposed single storey rear extension utilises materials which are generally considered out of character with the Glossop Wrens Nest conservation area. However, a review of the site has confirmed that these materials (render and uPVC) are present on the host dwelling. Therefore, in this instance the proposed materials are considered acceptable as they will sustain the character and appearance of the conservation area, through causing no additional harm.

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