

DELEGATED DECISION REPORT

HPK/2025/0412
Valid 27/10/2025

GLOSSOP GAS WORKS
ARUNDEL STREET
GLOSSOP

LISTED BUILDING CONSENT
FOR LIKE FOR LIKE
REPLACEMENT OF EXISTING
CONSERVATION
ROOFLIGHTS TO REAR
ELEVATION

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site relates to the Grade II Listed Glossop Gas Works building that lies immediately to the west of Arundel Street, Glossop. The Heritage List entry notes that the building dates from 1845, which is formed of two storeys, finished in ashlar stone, with striking windows.

The building was converted to individual offices following the granting of full planning and Listed Building Consent in 2006. This application relates to an existing ground floor retail unit that applies to the ground floor and mezzanine floor above.

The site lies within the built up area boundary and defined Town Centre of Glossop and within the western fringes of the Norfolk Square Conservation Area.

PROPOSAL

The application seeks listed building consent for the like for like replacement of four existing Conservation Style windows to the rear (west facing) elevation of the roof pitch. The proposed replacements would be a complete like for like, Velux Heritage Conservation units of the same size as the existing glazed units.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy

EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 16: Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/2864 Replacement Fire Escape (Approved 14/09/1993)

HPK/2006/0054 Listed Building Consent For Alterations And Refurbishment to include New Windows And Rooflights (Approved 17/03/2006)

HPK/2006/0067 Alterations And Refurbishment, Including Replacement Windows And New Rooflights And Additional Floor (Approved 17/03/2006)

HPK/2007/0964 Signage (Approved 30/01/2008)

HPK/2007/0978 Listed Building Consent for External Signage (Approved 04/02/2008)

HPK/2021/0603: Conversion of ground floor retail unit into small office units and co-working space (Approved 28/09/2022)

HPK/2021/0604: Listed Building Consent for conversion of ground floor retail units into small office units and co-working space (Approved 28/09/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 04/12/2025
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Conservation Officer

The application proposes to replace the existing rooflights with velux heritage conservation rooflights. The four existing rooflights are located on the rear elevation of the Gas Works. These windows can be viewed from the car park of the Aldi supermarket located behind the Gas Works. The new velux heritage conservation rooflights are considered an acceptable like-for-like replacement. However, the proposed elevation plans are considered to be inaccurate. The plans submitted show four small rooflights grouped into two pairs. A site visit demonstrates that the four rooflights are larger than those demonstrated and evenly distributed.

In conclusion, the proposed replacement rooflights is considered acceptable in terms of heritage impact. However, the existing and proposed plans should accurately represent the placement of the rooflights to ensure that there is an accurate record of the alterations.

- Revised plans have been submitted to correct previous inaccuracies regarding the window locations. These are now judged to be accurate.

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

OFFICER COMMENTS

Impact upon the Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant consent 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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Whilst the proposed replacement units would be visible, most notably from the car parking area associated with Aldi located directly to the rear of the application site. The proposals seek a complete like for like change of the same units of the same size.

The Conservation Officer has confirmed that they have no objections with regard to the heritage impact albeit did pick up on inaccuracies with the submitted plans. Revised Plans have since been submitted which show the windows to be the correct location and size. Consequently, it is deemed that the proposals would not have any adverse harm upon the designated heritage asset.

The proposed works comply with Local Plan Policy EQ7 and national policy detailed within the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for works to a Listed Building and it is considered that the works would not harm the significance of the heritage asset. The proposals are considered to sustain and enhance the character and appearance of the Listed Building, in accordance with the Local Plan and policies within the NPPF. As such, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 14/01/2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council