

Conservation Team Advice

Date: 26/01/2026

Application Ref: HPK/2025/0484

Site Address: 14 Union Road, New Mills

Proposal: Construction of balcony to rear elevation of first-floor flat (14 Union Road), position over the existing rear ground floor roof and within the original external wall line, using materials matching the existing building.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	New Mills Conservation Area Wider setting of : Grade II* - Torr Vale Mill attached weir, sluice gates, watercourse walls, headrace arches, retaining walls and steps
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

14 Union Road is located within the main commercial centre of New Mills. To the rear the site backs on to the Torrs gorge and Torr Vale Mill. A set of stone steps is located to the rear of the site forming a pedestrian access to the Torrs gorge, Torrs Riverside Park, Millenium Walkway and Torr Vale Mill. The rear of Union Road consists of a continuous terrace row of 3 storey elevations, with two-storey or single-storey extensions.

The application site is also located within the wider setting of the Grade II* Torr Vale Mill. Torr Vale Mill is a large late 18th century mill with major alterations in 1860. The large mill dominates the section of Torrs gorge which is located to the rear of the application site.

Assessment and Impact

The application proposes to construct a balcony on top of the existing single storey extension. The balcony will include the building up of the stone extension to create a flat area for the balcony with a 1100mm balustrade. It is proposed to install a patio door to allow access onto the balcony.

The proposed balcony will be visible from the pedestrian path to the rear of the application site which allows access to the Torrs Riverside Park, Millennium walkway and Torr Vale Mill. As such the balcony will be visible from the public domain within the New Mills conservation area. Balconies are not characteristic of the street scene to the rear of Union Road. Nor are balconies characteristic of the New Mills conservation area.

The windows and doors to the rear of 14 Union Road have stone lintels above each window, a fenestration design which is characteristic of the New Mills conservation area. The proposed elevations appear to remove or omit stone lintels from above both the ground floor window, and proposed balcony door. Therefore, the fenestration design appears visually out of keeping with the host dwelling, and character and appearance of the conservation area.

Other Matters:

The heritage statement refers to balconies located on the rear of no. 26 - 30 Union Road. 26-30 is a late-20th century building which overlook the gorge. A site visit has confirmed that the balconies are visible from the Millennium walkway and therefore impact upon public views. The balconies at 26-30 represent an example of negative former development which detracts from the character and appearance of the New Mills conservation area. On this basis the balconies at no. 26-30 cannot be considered as acceptable precedent for balconies within the conservation area, nor within the setting of the Grade II* Torr Vale Mill.

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).

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
- New Mills Conservation Area Character Appraisal (Adopted July 2008)

Conclusions and Recommendations

In summary, the proposed balcony is considered to be out of character with the New Mills conservation area and will appear visually incongruous from the public domain within the conservation area. In terms of planning policy, it is considered to be less than substantial harm (NPPF para 215) to the character and appearance of the New Mills conservation area. As the application site and proposed scheme relate to the Class C3 first floor flat it is unlikely that any public benefit would be derived from the proposal. On this basis it is recommended that the application be refused in order to preserve the character and appearance of the New Mills conservation area.

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