

Heritage Impact Assessment

January 2026

Proposed Change of Use under Class MA Prior Approval at

49 Market Street, New Mills SK22 4AA

- **Proposal**
Proposed Change of Use under Class MA Prior Approval
- **Location**
49 Market Street, New Mills SK22 4AA
- **Planning Authority**
High Peak Borough Council
- **Agent**
Simon Jones BSc (Hons), MRICS
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The Old Co-Op Building
Church Street
Hayfield
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SK22 2JE

1. Introduction

This Heritage Impact Assessment (HIA) has been prepared in support of a Prior Approval application under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal seeks the change of use of part of the existing shop and office accommodation (Use Class E) to residential use. The property is located at 49 Market Street, New Mills KK22 4AA, within the designated New Mills Conservation Area.

2. Site and Surroundings

The application property is situated on Market Street, a principal historic street within New Mills town centre. The surrounding area is characterised by traditional mixed-use buildings, generally of two to three storeys, with commercial uses at ground floor level and offices or residential accommodation above. The building contributes to the established commercial and historic character of the conservation area.

3. Heritage Significance

The significance of the New Mills Conservation Area derives from its historic market town character, cohesive streetscape, traditional plot pattern, and the prevalence of historic building fabric and uses. The contribution of 49 Market Street lies primarily in its scale, form, and continued active use, rather than in any exceptional architectural detailing. The building's external appearance, including its doors, windows, and façade, forms part of the collective townscape value of Market Street.

4. Proposed Development

The proposal involves the change of use of part of the existing Use Class E shop and office space to residential use, in accordance with Class MA permitted development rights. Importantly, a proportion of Use Class E office and shop space will be retained within the building, ensuring the continued presence of commercial activity at this location. No external alterations are proposed. Existing doors, windows, and external finishes will be retained.

5. Impact on the Conservation Area

The change of use will have a neutral impact on the character and appearance of the New Mills Conservation Area. As no external alterations are proposed, there will be no change to the appearance of the building within the street scene. The retention of Use Class E shop and office space ensures that the mixed-use character of Market Street is maintained, which is a defining feature of the conservation area.

The introduction of residential use can be considered supportive of the long-term sustainability of the conservation area, by ensuring continued occupation and viable use of the building. This can contribute positively to building maintenance and natural surveillance, thereby supporting the overall vitality of the town centre.

6. Mitigation Measures

Given the absence of external alterations, limited mitigation is required. However, the following measures ensure the conservation area is appropriately protected:

Retention of all existing external doors and windows, preserving the established façade and streetscene.

Retention of Use Class E shop and office space within the building, maintaining active commercial use.

7. Conclusion

The proposed change of use under Class MA Prior Approval at 49 Market Street, New Mills KK22 4AA, will preserve the character and appearance of the New Mills Conservation Area. The absence of external alterations, combined with the retention of commercial uses, ensures that the proposal results in no harm to designated heritage assets. The development is therefore considered acceptable from a heritage perspective.