

Conservation Team Advice

Date: 06/02/2026

Application Ref: HPK/2025/0498

Site Address: 66 68 High street West, Glossop

Proposal: The existing use of the building 66-68 is a plumbers merchants (commercial) we are proposing to convert into 7 residential units to be used for Air B&B lettings.

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

Conservation Advice

Summary of Significance

The Norfolk Square conservation area was designated for its high concentration of 19th and 20th century buildings which represent the historic development of Glossop commercial centre. The majority of buildings within this commercial core are high quality vernacular buildings of stone with timber shopfronts.

66 68 High Street West is located within the commercial centre of the conservation area. The building is of a traditional stone construction with stone roof slates and a 20th century shopfront. The building is considered to be in keeping with Glossop's traditional commercial high street.

Assessment and Impact

The application seeks to convert the existing commercial unit into 7 short term holiday lets. This includes the proposed rearrangement of the first-floor windows to the front elevation, this will include the addition of 2 windows creating a total of 4. The works also include the addition of a second pedestrian door to the front elevation. Access to the rear units will be created through the installation of an external stairwell and walkway.

The loss of a commercial unit located within the historic commercial core of Glossop is regrettable. However, the proposal suggests the retention of the shopfront fenestrations and fascia board to the principal elevations. The retention of this design is supported, however, details of the final appearance of limited. These should be secured via an appropriate condition.

The fenestration details on the first-floor principal elevation will also be altered. The addition of two additional windows to create uniformity at the first floor is considered acceptable. However, elevation details show the window to be a 'one over two' paned design. These is not traditional of this building type, a 'one over one' or 'two over two' sliding sash should be reinstated, which details agreed via condition.

The works to the rear will have limited impact upon the character and appearance of the conservation area. Glimpse views of the courtyard are afforded from Arundel Street. Details of the balustrades and fenestration details which may be viewed from Arundel Street are limited. However, the view from Arundel street is limited and therefor these features are likely to be acceptable in terms of heritage impact subject to agreement of details.

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 principal of the conversion will not harm the character and appearance of the Glossop Norfolk Square conservation area. However, the application provides limited details regarding the final appearance of the property, as such these details should be agreed via appropriate condition to ensure that the character and

appearance of the conservation area is maintained.

Recommended conditions:

- Before any new facing stones are used on site, sample of all new stone to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details

Reason:- In order to safeguard the character and appearance of the conservation area in accordance with policy EQ 7 of the High Peak Local Plan (2016)

- Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason:- In order to safeguard the character and appearance of the conservation area in accordance with policy EQ 7 of the High Peak Local Plan (2016)

- [In relation to the above condition,] trickle vents shall not be inserted into the windows and doors hereby approved.

Reason:- In order to safeguard the character and appearance of the conservation area in accordance with policy EQ 7 of the High Peak Local Plan (2016)

- Before the balustrade/handrails hereby granted consent are installed, details of their design, scale, material(s) and finished in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out and retained in accordance with the agreed details.

Reason:- In order to safeguard the character and appearance of the conservation area in accordance with policy EQ 7 of the High Peak Local Plan (2016)

- Prior to the installation of any fascia boarding or signage to the front elevation details of their design, scale, material(s) and finished in the form of drawings and sections to no less than 1:20 scale), shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out and retained in accordance with the agreed details.

Reason:- In order to safeguard the character and appearance of the conservation area in accordance with policy EQ 7 of the High Peak Local Plan (2016)

Conservation Officer: Rachel Robinson
High Peak Borough Council