

DELEGATED DECISION REPORT

HPK/2025/0490	20 22 HIGH STREET WEST	REMOVE EXISTING REAR
Valid 15/12/2025	GLOSSOP	SINGLE STOREY COLD
		STORE AND CONSTRUCT A
		NEW REAR TWO STOREY
		EXTENSION AND
		ASSOCIATED EXTERNAL
		WORKS.

(FULL - MINOR)

MAIN ISSUES

- Design, character and appearance
- Impact upon the Designated Heritage Asset (Norfolk Square Conservation Area)
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site is a large retail unit on High Street West, Glossop. The site is located within the built-up area boundary and within the Norfolk Square Conservation Area.

The site is occupied by a long-established butchers shop business in Class E use.

PROPOSAL

This application seeks full planning consent for the removal of an existing single storey cold store to the rear of the unit and replace with a two storey rear extension in natural stone and blue slate to match the existing building.

The proposed rear extension comprises a significant chamfer to the north west corner meaning that the proposed extension would have a maximum width of 5m, narrowing to 0.75m. The proposed extension would have a depth of 8.3m but would not extend beyond the furthest projection of the existing building. The proposed extension would measure 3.7m in height to the eaves with a maximum height of 5m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ 7 Historic Environment
CF 6 Accessibility and Transport

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6230: Two Storey Extension At Rear Of Shop (Approved 28/03/1988)

HPK/2001/0612: Refurbishment Of Butcher Shop To Include New Shop Front
(Approved 13/02/2002)

HPK/2002/0076: Projecting Sign – illuminated (Approved 14/05/2002)

HPK/2010/0550: Alterations To Left Hand Shop Front Window (Approved
06/12/2010)

HPK/2022/0228 – Division of the Ground Floor of 20-22 High Street West back into 2
shop units (Approved 26/04/2023)

HPK/2023/0504 - Replacement Shop Front to 20-22 High Street West (Approved
05/01/2024)

CONSULTATIONS

Publicity

Site Notice expiry date: 08/01/2026
Neighbour consultation period ends: 07/01/2026
Press Advert: 29/01/2026

Public Comments

No public comments received.

Town / Parish Comments

No comments received

Conservation Officer (No Objection)

The application proposes to remove the existing single storey cold storage and construct a new two storey rear extension. The proposed two storey extension will be located on the north-eastern side of the original rear outrigger. The extension will have a dual pitched roof and match that of the existing rear outrigger. Materials are proposed to match the existing building (natural stone and slate).

The north-western elevation of existing the rear outrigger can be viewed from Bernard Street to the rear of the application site. However, the views of the proposed extension will be blocked by the existing outrigger and no. 13 Bernard Street. Overall, the proposed extension is considered to be in keeping with the character and appearance of the conservation area.

In conclusion, the proposed extension is considered to be in keeping with the character and appearance of the host dwelling and conservation area. Furthermore, the proposed extension will have not be visible from the public domain. Therefore, the proposal is not considered harmful to the character and appearance of the conservation area

Derbyshire County Council Highways (No Objection)

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension and alterations to an existing commercial property that lies within the built up area boundary for Glossop, which is identified as a Market Town under the High Peak Local Plan (2016).

LP Policy CF 1 states that 'the council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Policies Map in accordance with their function and scale as identified in Policy S2 (Settlement Hierarchy) and identified development needs'.

As the shop is located in the designated town centre, proposals to allow businesses to be retained should be encouraged. However, as the site is within the conservation area, the principle of the development will only be acceptable subject to compliance with heritage asset policy.

Design, character and impact upon the Conservation Area

Section 16 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

LP Policy EQ7 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 in accordance with sub area strategies S5, S6 and S7. Particular protection will be given to designated and non-designated heritage assets and their settings."

The existing cold store comprising a modern, utilitarian appearance which is not judged to be sympathetic to the existing building although has limited impact upon the setting of the Conservation Area given its location within the rear courtyard of the application site and limited visibility within the public realm.

The proposed works are located wholly to the rear of the site. Given the site context the proposed extension would be hidden from public views by an existing outrigger and the neighbouring property of no.13 Bernard Street. The proposed extension would be subservient to the existing unit and is not considered to be an overbearing or out of character addition. The proposals would not have any harm upon the character of the street scene or Conservation Area.

The proposed rear extension is to utilise traditional materials in the form of natural stone and blue slate roofing tiles to match that of the existing building. Consequently the proposed materiality is deemed to be appropriate and would not have any adverse impacts upon the character of the Conservation Area.

The Conservation Officer has confirmed they do not raise any objections to the proposed works on the account that "The extension will have a dual pitched roof and match that of the existing rear outrigger. Materials are proposed to match the existing building (natural stone and slate)... Overall, the proposed extension is considered to be in keeping with the character and appearance of the conservation area."

With regard to the above and the lack of objection from the Conservation Officer, the proposed removal of the cold store and replacement with a traditional style two storey rear extension is not judged to have any adverse impacts with regards to design, appearance or character of the Conservation Area in accordance with Local

Plan Policies EQ6 and EQ7 further to the Design Guide SPD, and national policy detailed within the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

The application site relates to a commercial unit located within the defined town centre area of Glossop although there are residential uses in proximity to the site it is accepted that some level of noise and disruption is to be expected due to the nature of the site and the location.

The proposed works would not breach the 45 degree line to habitable rooms of any neighbouring occupiers and in that respect are judged to not have any adverse impacts with regards to overshadowing and would not create an addition which would be overbearing in its nature. The building directly to the east does include a small window to the west facing elevation facing towards the shared courtyard area to the rear of both sites. However, the building to the east comprises an Office (Class E) use and does not comprise any residential floorspace. Additionally, this is not the main window serving this room and therefore the proposals are not judged to lead to any unacceptable loss of light. A previous planning application HPK/2018/0229 sought a change of use for the adjacent building for the change to Offices from A2 Financial Services. There have been no other planning consents granted since the 2018 application and therefore the use is deemed to still comprise an office. The existing window faces towards the existing cold store which is to be replaced with the proposed extension. Given the view of the neighbouring window is already restricted the proposed works are not judged to lead to any adverse loss of outlook as a result of the development. Consequently, the proposed works are not deemed to have any adverse impacts upon neighbouring occupiers.

The proposed rear extension would not have any windows to the south facing towards the nearest occupiers to the rear (approximately 55m to no.'s 12-14 Bernard St) and would retain the significant privacy distances to the properties on Bernard Street as the works would not extend beyond the existing furthest rearward projection and combined with the fact that the proposed rear extension would largely be blocked from view by the existing outrigger the proposals are deemed to not give rise to any unacceptable impacts with regards to overlooking or a loss of privacy.

The proposed development accords with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

Highway Safety

The design and access statement identifies that the existing site is afforded 4 off street parking spaces to the rear of the site accessed via Bernard St. The proposals would not increase parking provision of the site. However, the site does lie within a highly sustainable location within easy reach of public transport and local services and facilities within the defined Glossop Town Centre area.

Derbyshire CC Highways have not objected to the proposed development, and as such it is judged that off-street parking is not a significant constraint in this instance. Therefore, the proposals would not result in any harm to highway safety and comply with local plan policy CF 6 of the adopted local plan.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would continue to sustain the character of the Conservation Area, is of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 06/02/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council