

Conservation Team Advice

Date: 19/02/2026

Application Ref: HPK/2025/0488

Site Address: Victoria Hall, Talbot Street, Glossop

Proposal: Listed building consent for internal alterations to the derelict and disused basement to create additional work and storage spaces, as well as refurbishing the existing accessible WC and external fire exists, refurbishment to the original sash windows and ground works to provide safe level access to the basement. This will allow for an increased capacity to the basement floor of the Hall and increase its use capabilities within the community. Furthermore, our client would like to reopen an original opening on the ground floor to allow for improved circulation and better use of the space

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Victoria Hall and Public Library Glossop Norfolk Square conservation area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Victoria Hall is a grade II listed building located within the Glossop Norfolk Square conservation area. Victoria Hall was built to commemorate the Jubilee of Queen Victoria, with foundation laid in 1887. The building follows a crucifix plan and occupies a prominent location on Talbot Road. All elevations can be viewed from the public domain.

Victoria Hall has group value with the Grade II listed adult education centre (a former grammar school), and St Lukes church. The area demonstrates a late 19th C development of public building located away from the town centre as Glossop developed in the 19th C.

Assessment and Impact

The application seeks listed building consent for internal and external alterations to bring the basement back into use and improve building access. The basement is currently in a dilapidated condition, as such the principle of bringing the space back into

a long-term use and conservation of the space is supported. However, the alterations proposed to bring the space back into use must be sympathetic to avoid harming the heritage asset.

Refurbishing the existing accessible WC

It is proposed to refurbish the existing accessible WC located within the basement. The space is already fitted as a WC, as such the required alterations will be limited to a new door, fixtures and fittings. The proposed new door is included in the proposed internal door schedule provided (Drwg no. HPBC-AHR-VH-00-DR-A-32-P01). The door will be timber and painted to match the existing. There are no heritage objections to the refurbishments proposed to bring the accessible WC back into use.

Refurbishment to the original sash windows

Drwg no. HPBC-AHR-VH-LG-DR-A-31-P02 provide 1:20 drawing of the sliding sash refurbishments, and a schedule of the works proposed to refurbish the existing sash windows. This schedule demonstrates that no windows will be replaced, instead a sympathetic program of refurbishment and repair will take place allowing the existing windows to be retained. There are no heritage objections to this element of the proposed scheme.

Refurbish external fire exits

And Ground works to provide safe level access to the basement

It is proposed to refurbish the two existing fire exits at ground floor level. Both exits are located on the southern elevation.

The door located at the eastern side of the southern elevation is accessed by a set of stone steps. It is proposed to replace the existing timber door with an aluminium powder coated door with large glazing panel. The application includes details of the proposed doors. The door can be viewed from Fitzalan street and therefore will be highly visible within the conservation area. The use of glazing and aluminium is out of keeping with the surrounding street scape and host building. A similar door is proposed for the second fire exit. The heritage statement submitted states:

‘New doors with large glazing panels will allow for safe access for all users to enter and exit the Hall safety throughout the day and evening. The current doors do not provide any visibility to who is entering the Hall, which is a safety risk for the community. The proposed doors are aluminium, double glazed single doors, these will provide improved thermal insulation, reducing heating costs for the Hall.’

This provides some justification for the installation of inappropriate doors in facilitating the re-use of the derelict basement level. It is important that all areas of listed buildings are in a viable use to ensure their long-term conservation. As such the introduction of

glazing to these doors is considered acceptable. However, timber doors with glazed panels would be more appropriate for use on a listed building within the conservation area in order to minimise the harm caused.

Product details are required to provide clarification over the appearance of the proposed handrail, given its visible location.

It is further proposed to create a level access to one of these exits to create an accessible access point to the basement level. There is an existing, stone path in place, the heritage statement states:

‘The existing footpath to these entrances is degraded and has multiple trip hazards, preventing wheelchair users and community members with mobility issues to safely enter the basement. Given the main entrance has stairs to access, it is imperative the basement entrance and exit is accessible to everyone. We are proposing both new macadam surfacing and expanding the area of the existing path. This will minimally reduce the green space on the site, however, will provide a much improve entrance to the building which will be invaluable for complete accessibility.’

The application does not include a proposed site plan or landscaping plan to demonstrate the proposed width or route of the altered path, nor have details of the proposed finish been submitted. These details are required in order to adequately assess the impact of the proposed path alterations. Trees and green space located within the site to the south of the building contribute positively to the setting of the listed building, and the character and appearance of the conservation area. As such it must be demonstrated that the proposed path alteration will not harm the existing trees on site.

Reopen an original opening on the ground floor
And Internal door schedule

On the ground floor it is proposed to remove an existing built in boiler cupboard to reopen a historic internal door opening. There are no heritage objections to reopening the original doorway.

The internal door schedule provided includes details of all new doors to be installed the both the ground floor and basement level. These doors will be timber, painted to match existing doors. this is considered acceptable in terms of heritage impact.

Louver to external wall

Plans show a 9.no extract vents to be installed to provide ventilation to the ground floor and basement level. These vents are supported in principle as they will allow increased ventilation to the historic building. However, the use of aluminium vents covers is not generally considered appropriate for listed buildings, a cast iron finish is generally

considered more appropriate. No details of the appearance of these vents have been submitted with the application, as such these product details are requested to assess the suitability of the proposed vents.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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

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).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (para 213).

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
- Glossop Character Appraisal (adopted March 2006)

Conclusions and Recommendations

In summary, there are heritage benefits to bringing the dilapidated basement back into use. As such the principle of reusing the basement is supported in terms of heritage impact. However, as outlined above any proposed alterations associated with bringing the basement back into use must be appropriate and sympathetic to the heritage asset. Therefore, the following elements require clarification in order to assess their impact upon the grade II listed Victoria Hall and the Glossop Norfolk Square conservation area.

Outstanding details:

- Product details for the proposed external handrail
- Consideration to use of timber doors in place of the aluminium doors proposed
- Details of the proposed level path alterations including site or landscaping plan, and materials proposed
- Product details for the proposed aluminium vents

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