

DELEGATED DECISION REPORT

HPK/2026/0007
Valid 07/01/2026

22 PINFOLD COTTAGE
TOWN LANE
CHARLESWORTH

INTERNAL AND EXTERNAL ALTERATIONS COMPRISING A NEW STAIRCASE TO THE EXISTING SECOND FLOOR, GROUND FLOOR FIREPLACE ALTERATIONS, REPLACEMENT GLAZING WITH SLIM DOUBLE GLAZING, REPLACEMENT OF THE CONSERVATORY WITH A GARDEN ROOM, INSTALLATION OF ROOF LIGHTS, INSTALLATION OF BATHROOM EXTRACTOR VENTILATORS AND CAST-IRON EXTERNAL VENT GRILLES, WALL REMOVAL AND RELOCATION OF HALLWAY DOOR AT GROUND FLOOR, RELOCATION OF STUD WALL BETWEEN BEDROOMS 2 AND 3 AT FIRST FLOOR, AND REPLACEMENT OF PLASTIC EXTERNAL PIPEWORK & RAINWATER GOODS WITH CAST METAL

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Character & Design.
- Historic environment.
- Residential amenity.
- Highway safety.

DESCRIPTION OF SITE

The application site is a Grade II Listed Building located within the Charlesworth Conservation Area.

The site is within the built-up area boundary, with the area being residential in character, albeit Charlesworth School being located to the rear (south) of the site.

The existing property at present displays various window types and styles and also has a single storey conservatory/garden room to the rear of the property, at an approximate scale to that of the proposed extension.

Other heritage assets are within the vicinity of the site, such as other Listed Buildings and extensions to the Conservation Area.

The site falls within the Settled Valley Pastures landscape character area.

PROPOSAL

Following an initial review of the proposal, the application description was changed (with agreement from the agent) to include other various works in the interest of clarity, and further details were submitted accordingly. The works proposed as part of this planning application, in conjunction with the accompanying application for Listed Building Consent, include:

1. New staircase to the existing second floor,
2. Ground floor fireplace alterations,
3. Replacement glazing with slim double glazing,
4. Replacement of the conservatory with a garden room,
5. Installation of roof lights on the rear roof slope,
6. Installation of bathroom extractor ventilators and cast-iron external vent grilles,
7. Internal wall removal and relocation of hallway door at ground floor,
8. Relocation of stud wall between bedrooms 2 and 3 at first floor, and
9. Replacement of plastic external pipework & rainwater goods with cast metal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 5 Glossopdale Sub-area Strategy.

Policy EQ 2 Landscape Character.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

Charlesworth character appraisal (adopted October 2010).

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/5891 – Garage, dining and toilet extensions with internal alterations – Approved.

HPK/0003/6116 – Conversion of garage to living area remove garage doors rebuild wall and restore windows – approved 14/05/1997.

HPK/2026/0008 – Listed Building Consent for internal and external alterations comprising a new staircase to the existing second floor, ground floor fireplace alterations, replacement glazing with slim double glazing, replacement of the conservatory with a garden room, installation of roof lights, installation of bathroom extractor ventilators and cast-iron external vent grilles, wall removal and relocation of hallway door at ground floor, relocation of stud wall between bedrooms 2 and 3 at first floor, and replacement of plastic external pipework & rainwater goods with cast metal – PENDING.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/02/2026.

Neighbour consultation period ends: 02/02/2026.

Press Advert: 12/02/2026.

Public Comments

1 written representation has been received from a resident, supporting the proposal.

The submitted comment(s) raise the following points:

- The alterations will have no adverse effects on the external appearance.

- Some modernisation is required to keep the property in order and prevent it falling into disrepair and becoming outdated.

Other:

Derbyshire County Council Highways:

- No objections.
- Property will become four bedrooms, with only two off-street parking spaces available. Does not appear to be any space available within the site curtilage to provide additional parking facilities.
- In this instance, it is considered that some additional roadside parking can be accommodated on the highway network in the vicinity of the site without having an unacceptable impact on highway safety.

Historic England:

- Are not offering advice in this case.

High Peak Borough Council Conservation Officer:

- No objection, subject to conditions.

Background

- The property is of coursed rubble gritstone, now rendered with a stone slate roof.
- The property is located on a prominent location along Town Lane.
- The building has had a number of 20th century alterations, including new windows and a rear conservatory.
- The property makes a positive contribution to the Charlesworth Conservation Area.

Staircase and Stud wall re-location (first floor)

- The proposed staircase will be enclosed within a space currently occupied by the third bedroom, with an existing stud wall requiring relocation. The existing internal subdivision of the first floor to form bedrooms 2 and 3 appears to be a later subdivision of an original larger space. As such the repositioning of the internal stud walls is considered acceptable.
- Where the new stairs will enter the attic space, there is an area of original wide floorboards. The remainder of the floor in the attic space consists of modern narrow floor boards. The historic boards will be lifted and relocated elsewhere within the second floor space. Provided that the historic boards are not damaged, and simply relocated within the existing space this is considered acceptable.

Fireplace and wall/door re-location (ground floor)

- Proposed to remove the existing 20th century fireplace and replace with a wood burning stove, reusing the 20th century chimney.
- The door and wall re-location will remove 20th century additions, partially reinstate the historic room layout and reuse existing chimney stack. No heritage objections.

Slim double glazing in existing window frames

- The existing windows are 20th century timber windows, with bulky joinery. No historic glass or window frames survive on the property. The existing glazing is mostly single glazed with faux leaded details.
- Due to the thick and relatively unrefined nature of the existing frames they are able to support a slim double glazing without alteration. The principle of replacing the glazing is therefore supported.
- The existing faux lead detracts from the existing external appearance, as it sits atop the glazing, as such faux lead should not be incorporated into the new double glazing.

Removal of conservatory & proposed garden room

- The removal of the existing conservatory is supported.
- It is proposed to construct the garden room on a stone plinth to match the garden walls of the property. The walls of the garden room will be a metal framed double glazing in slate grey, the roof will be a terne coated steel.
- The extension will not be visible from outside of the application site due to the high stone boundary walls which form the eastern boundary. The rear of the listed building is finished in a cream paint/render therefore the unpainted stone finish will appear at odds with the host dwelling. A condition is suggested requiring samples of the stone to be submitted and approved.
- The use of terne coated steel will create an appearance akin to that of lead, and is considered to be an improvement over the existing polycarbonate.

Roof lights

- Conservation style roof lights on the rear of the property are acceptable.

Extractor vents, external grilles, and second floor bathroom

- Plans do not show how plumbing is to run through the property to service the new second floor bathroom suite. This detail should be conditioned.
- The proposed extraction vents/grilles are considered to be acceptable from a heritage perspective.

Replacement of external pipework and rainwater goods

- The existing goods are an unsympathetic uPVC variant. As such the principle of replacing them would be supported, subject to details being submitted as part of a condition.

Further comments received 20/02/2026:

- The additional detail submitted on 20/02/2026 are acceptable, but it does not change the need for the conditions as set out in previous consultation comments from 17/02/2026.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 also seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within Charlesworth, which is identified as a 'Larger Village', which is an area where a modest scale of development will be acceptable, to meet local rural needs and maintain distinctive character.

The Glossopdale Sub-area Strategy (Policy S 5) seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, including protecting and enhancing the historic environment.

The proposed alterations to the existing property amount to a variety of internal and external alterations. Therefore the principle of development will only be considered acceptable provided that the development sustains and enhances the heritage assets.

Character & Design:

HPBC Policy EQ 6 identifies that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. This will be achieved by, amongst other things, requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features. Development should also take account of national design guidance and Supplementary Planning Documents.

Landscape Character

Although the application site is located within the built-up area boundary, it is also located within the Settled Valley Pastures landscape character area. The Council's adopted 'Landscape Character' SPD (2006) describes this area as a pastoral and well wooded landscape, with amenity tree groups associated with settlements. A key

landscape characteristic associated with this area includes nucleated settlements within an enclosed landscape, with views filtered by trees.

The application site is enclosed by the surrounding topography, with changes in land levels within the immediate vicinity, sloping in a western direction. Immediately to the west of the site is a group of trees, providing an effective screen of views of the property from along Town Lane.

Extension

The Council's adopted 'High Peak Design Guide' (2018) identifies that extensions should harmonise with the parent building, and respect the dominance of the original building and be subordinate to it in terms of its size and massing. This is reinforced by the adopted 'Residential Design' (2005) SPD. The 'Residential Design' (2005) SPD goes further and requires the design of domestic extensions to also avoid undue harm to the amenity of neighbouring properties, and also seek to ensure aspects such as the roof pitch match the prevailing angle of the original house roof to help maintain the proportions of the property.

The proposed garden room seeks to replace an existing conservatory. The scale of the extension seeks to replicate that of the existing conservatory in terms of projection, width etc. The extension is to be constructed from a coursed stone plinth, metal framed double glazed windows, and a terne coated steel roof. Due to the presence of a first floor window, this prevents the extension having a stone pitched roof to match the existing house.

The 'High Peak Design Guide' (2018) identifies that the use of high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where it would be appropriate to the design or setting, provided they harmonise well. An example of this would be the use of terne coated steel instead of lead for areas of roofing.

Consultation comments received from the Council's Conservation Officer confirm that the use of terne coated steel will create an appearance akin to that of lead. As the existing conservatory roof is polycarbonate, terne coated steel is considered to be an improvement which is more appropriate for the setting of the listed building.

A condition is proposed requiring details to be submitted and approved in relation to the proposed stone to be used for the plinth of the extension.

The proposed extension is located to the rear of the property. Given its siting in relation to the highway and neighbouring properties, due to land level changes, high level boundary walls, and established amenity planting, the extension would not be visible within the street scene and therefore would not harm the areas character.

Windows

The Council's adopted 'High Peak Design Guide' (2018) identifies how windows are among the most important features of an elevation as they are the building's eyes,

and as such deserve special care and attention. The design of replacement or new windows needs to relate to the age and style of the existing property, as well as to the local context. Modern windows often do not look appropriate when the subdivision of panes is handled badly and lacking a vertical emphasis.

The proposal seeks to remove the existing glazing from the existing window frames and install slim line double glazing. The existing windows are 20th century timber windows, with bulky joinery. No historic glass or window frames survive on the property. The existing glazing is mostly single glazed with faux leaded details. The existing faux lead detracts from the existing external appearance of the building, as it sits atop the glazing. Confirmation has been received from the agent that all new glazing is to be clear glass panes. The existing window frames are able to support slim double glazing without alteration. A condition is proposed, to ensure that faux lead detail is not incorporated again into the property.

On the rear roof slope 2x roof lights are proposed. These will serve the new habitable second floor (which is currently use as a loft space), with one roof light serving a bathroom and the other serving a bedroom.

A brochure has been submitted containing specification details of the proposed windows, including size, model, and colour. It is proposed to instal 'Velux GCL CC04' roof lights, which measure 550mm x 978mm and will be coloured black. These are heritage conservation roof lights which will be positioned between existing purlins and will be set flush with the existing roof slope.

Consultation comments received from the Council's Conservation Officer confirm that the window glazing changes, in addition to the proposed roof lights, are considered to be acceptable from a heritage perspective.

Other

The proposal includes the installation/replacement of existing plastic external vent grilles covers, with new cast iron down facing vent grilles, in black, as illustrated on the submitted elevation drawing.

Also proposed on the rear roof slope is the installation of 2x new bathroom extract ventilators, which will consist of a lead roof ventilator projecting through the roof tiles, as illustrated on the submitted elevation drawing.

New and replacement gutters, downpipes and soil pipes are also proposed, seeking to replace existing upvc with cast metal alternatives painted black. The gutters and downpipes are to be 100mm half round and 63mm in diameter. The soil pipes are to be 110mm in diameter.

Consultation comments received from the Council's Conservation Officer supports improvements to ventilation at the property to assist with preventing damp, and concludes that these would be visually appropriate alterations and additions and raises no objections.

A condition is proposed in relation to the installation and method of fixing of the rainwater goods.

Conclusion

Overall it is considered that the external alterations to the property would not cause any detrimental harm to the character and appearance of the area, nor detract from the character of the street scene. The works are considered to represent an improvement to the character of the property which will help enhance it as a Listed Building, which would also enhance the character and appearance of the Conservation Area.

Historic Environment:

Policy Position

HPBC Policy EQ 7 sets out that the Council shall 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.

Part 16 (Conserving and enhancing the historic environment) of the NPPF (December 2024) identifies heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraph 212 highlights 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.

These policies are underpinned by the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires a Local Planning Authority to have special regard to the desirability of preserving the a Listed Building or its setting, and pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Sections 66 and 72 respectively).

An assessment within this report has already concluded that the external alterations proposed as part of this application (replacement glazing, proposed garden room extension, roof lights, extractor vents & grilles, pipework & rainwater goods) would not cause harm to the character and appearance of the area, but would represent an improvement to the character of the property which will help preserve it as a Listed Building, which would also enhance the character and appearance of the Conservation Area. These aspects therefore are not to be reappraised in this section of the report.

Internal Alterations

Ground Floor Fireplace Alterations and Wall / Door Relocation:

It is proposed to remove the existing 20th Century fireplace and replace it with a wood burning stove. The existing 20th Century chimney stack, which projects into the existing conservatory/proposed garden room, is to be retained and reused.

These works also include the removal of a section of stud wall which would have historically formed the door opening into the room. The entrance door will therefore be relocated into the position of the historic door opening, helping to partially reinstate the historic room layout.

No objections have been raised by the Council's Conservation Officer in relation to these works.

New Staircase, & Relocation of Stud Wall Between Bedrooms 2 and 3 (at first floor):

A new staircase is proposed between the first and second floors. The staircase will be enclosed on both sides, with a wall-mounted handrail. A timber balustrade section is proposed at the top of the stairs, to match the timber balustrade along the kitchen gallery.

The staircase would be installed in part of the existing third bedroom. In order to retain the third bedroom, the stud wall between bedrooms 2 and 3 will be repositioned. The door to bedroom 3 will also be repositioned. The existing stud wall between bedrooms 2 and 3 appears to be a later subdivision of an original larger space.

The historic wide floor boards currently in-situ where the new staircase will enter the second floor are to be retained and relocated to an alternate area of the second floor.

Consultation comments received from the Council's Conservation Officer confirm that the repositioning of the internal stud walls and floor boards, and the new staircase, are acceptable from a heritage perspective.

Second Floor Bathroom:

The submitted details do not show how plumbing is to be ran through the property to service the new bathroom at second floor level, and it is understood no such plumbing already exists at second floor. A condition is therefore proposed which requires details to be submitted and approved, prior to the installation of any new plumbing works taking place.

Character & Setting

As previously identified, the property is Grade II Listed and is located within the 'Charlesworth' Conservation Area. Listed Buildings such as the Grade II Listed 'Charlesworth war memorial' (to the west) and the Grade II Listed 'Town Lane Farmhouse' (to the east), are considered to form part of the setting of the application site. The setting of a heritage asset is defined within the NPPF (December 2024) as the surroundings in which a heritage asset is experienced.

The proposed works are considered to sustain and enhance the special interests of the Listed Building and also enhance the character and appearance of the Conservation Area.

The works are considered not to result in harm to the significance of the Charlesworth Conservation Area nor to any nearby Listed Buildings by virtue of development within their setting.

The adopted 'Charlesworth Conservation Area Character Appraisal' (2010) identifies a number of buildings which are of local historical and/or architectural interest, but are not statutory listed. This includes No.23 Town Lane, opposite the application site.

Paragraph 216 of the NPPF (December 2024) identifies that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. It is considered that, as the development would result in enhancements to the application site and wider street scene, that the significance of No.23 Town Lane would also be enhanced through positive development within its setting.

Residential Amenity:

To the rear of the application site is Charlesworth School. The proposed extension is situated at a lower land level and is located a considerable distance from the nearest residential property. As such, it is considered that the proposed development would not have any adverse effects on the amenity of any nearby property.

Highway Safety:

The existing property is 3-bedroomed, with two off-street parking spaces located to the front of the property. The proposal would result in a fourth bedroom being created.

Local Plan Policy CF 6 requires schemes to deliver parking provision relative to the parking needs/demands of the development, taking into account the local road network. Policy CF 6 relates to the parking guidance set out at Appendix 1 of the Local Plan, which requires a 4+ bedroom property to provide 3 off-street vehicle parking spaces.

Due to the presence of the nearby school, it is acknowledged that a higher level of on-street parking may be experienced at school drop-off and pick-up times, however this would likely be concentrated and limited to certain times of day/certain days (i.e. excluding weekends). On street parking does appear to be readily available within the vicinity, as observed by officers at the time of their visit.

Consultation comments received from the Highway Authority acknowledge the parking shortfall and accept that in this instance some additional on-street roadside

parking can be accommodated within the vicinity without having an unacceptable impact on highway safety. The consultation comments received from the Highway Authority are considered to carry significant weight in this instance.

Paragraph 116 of the NPPF (December 2024) identifies that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore on this basis, on balance, it is considered in this instance that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

CONCLUSION / PLANNING BALANCE

Having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Alex Bonser

Recommendation Date: 25/02/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council