

## Conservation Team Advice

**Date:** 19/02/2026

**Application Ref:** HPK/2026/0054 and 55

**Site Address:** Lydgate Farm Eccles Road, Chapel-En-Le-Frith

**Proposal:** Addition of photovoltaic solar panels on the rear (south) facing roof slopes and air source heat pump at the rear of the house.

| Heritage assets affected:                         |                                     |                              |
|---------------------------------------------------|-------------------------------------|------------------------------|
| <b>Designated Heritage Asset(s):</b>              | <input checked="" type="checkbox"/> | Grade II – Lidgate Farmhouse |
| <b>Non-Designated Heritage Assets(s) (NDHAs):</b> | <input type="checkbox"/>            |                              |

## Conservation Advice

### Summary of Significance

Lydgate farm is a grade II listed building (listed as Lidgate Farmhouse). The farmhouse is located on Eccles Road, outside of chapel-en-le-Frith. The house dates to the 17<sup>th</sup> c with 19<sup>th</sup> C alterations. The historical farmyard and buildings are located to the northside of Eccles Road, now converted to dwellings (figure 1). The significance of the listed building is enhanced by its countryside setting and association with historical farmyard.

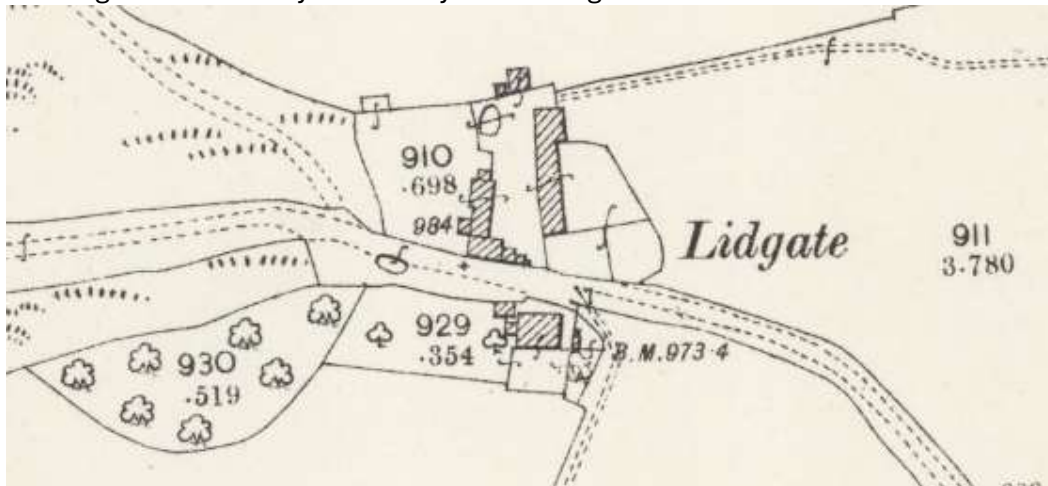


Figure 1 – 1899 map of application site (source: [Ordnance Survey, Derbyshire VIII.12 \(Chapel en le Frith; Chinley Bugsworth and Brownside\)](#))

### Assessment and Impact

The application seeks to install 23 solar panels to the south roof elevation. The

application further proposes to install an air source heat pump (ASHP) to the west elevation of the dwelling.

### Solar Panels

The solar panel installation proposes 16 panels to be located on the main south elevation. A further 7 panels will be located on the single storey garage, split between the two roof elevations. Planning history for the application site includes previous application HPK/2008/0523, which refused permission to install 3no. solar panels to the south roof elevation of the main dwelling. However, solar panel technology and design have improved over the intervening period. Historic England<sup>1</sup> now advises:

*98. Installation of panels will generally not be acceptable on principal roof slopes, if they would be visible and would detract from the building's special interest.*

*-Exceptions may include buildings whose significance may be less sensitive to the installation of such panels (for example, certain industrial buildings). Steps should be taken to reduce the visual impact of panels in these locations as far as is possible. For example, using black frames, avoiding silvered or reflective panels and avoiding irregular or stepped panel layouts.*

*99. Installation of panels on roof slopes of less prominence will generally be acceptable, even if they would be visible.*

*- Roof slopes of less prominence will generally provide the more acceptable place to install panels, as their impact will be limited.*

*- Roof slopes to subordinate parts of a complex building (for example, lower wings or rear ranges) may provide the most appropriate place for such installations: by respecting the hierarchy of the building in the location of installation, any harm to the building's special interest will be reduced.*

The proposed installation will not impact the principal roof elevation, therefore will not detract from the listed building as viewed from Eccles Road. Instead, the installation will be restricted to the rear (southern) elevations. Panels proposed for the single storey garage will not harm the listed building as this is a subordinate element of the building.

The 16 panels proposed for the main two storey roof has the potential to be more sensitive. A site visit demonstrates that the rear elevation looks over fields and open countryside. Some views of the rear elevation may be afforded from the PRoW 18 which runs along the eastern boundary of the application site. The proposed panels will be laid

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<sup>1</sup> Historic England (2024) *Adapting Historic Buildings for Energy Carbon Efficiency* Source: [HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency](#)

in a neat and uniform pattern. However, the application does not include sufficient details of the appearance and finish to determine if the panels will have a harmful impact upon the special architectural interest of the listed building. Furthermore, the heritage statement provided fails to make an adequate assessment of the impact and visibility of the solar panels from the PRow.

#### Air Source Heat Pump (ASHP)

The proposed ASHP will be located on the western elevation of the dwelling. As such the ASHP will not be visible from Eccles Road, or PRow 18. Therefore, the ASHP is considered to be in accordance with Historic England Guidance<sup>2</sup>, and will not harm the special interest of the listed building.

#### **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.

##### 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).

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)

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<sup>2</sup> Pages 27 and 28 of Historic England (2024) *Adapting Historic Buildings for Energy Carbon Efficiency* Source: [HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency](#)

#### 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

#### **Conclusions and Recommendations**

In summary, the application proposed to install a solar array to the southern roof elevation and an ASHP to the west elevation. As outlined above there are no heritage objections to the installation of the ASHP. However, there are concerns regarding the 16 (no.) proposed solar panels to the main southern roof elevation and the relationship to PRoW no. 18. As outlined above the application lack sufficient details to fully assess the impact upon the appearance and special interest of the Grade II listed building.

**Conservation Officer:** Rachel Robinson  
High Peak Borough Council