

Conservation Team Advice

Date: 03/03/2026

Application Ref: HPK/2026/0028

Site Address: 4 6 Psot Street, Padfield

Proposal: Proposed Porch

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

Conservation Advice

Summary of Significance

Post Street is located within the Padfield Conservation area. Post Street was gradually infilled through the 19th Century with regular rows of terraced dwellings. As such the frontages along Post Street are broadly regular with some changes in material pallets between the different terrace developments. 20th and 21st C alterations have resulted in the loss of original windows, and the creation of some irregularities.

4-6 Post Street is an end terrace dwelling, which steps out in front of the established building line. The dwelling has also been rendered previously, resulting in the loss of the original decorative brick work to the front elevation. Furthermore, the white render makes the dwelling standing out as out of character with the established red brick terrace.

Assessment and Impact

The application seeks permission for a porch to the north-eastern elevation, in front of the existing front door. The porch will have a single pitched roof of slate, the porch is proposed to be rendered to match the host building.

Porches are not generally considered acceptable on terraced properties as they create irregularity and protrude forward of the established building line. This is demonstrated at no. 14 Post Street where a small porch has resulted in the loss of the decorative brick work to the front and introduced an irregular form to the front of the principle elevation.

However, no. 4-6 stands out as irregular within the street scene due to previous alteration. The traditional features and material pallet of the dwelling have been lost to

previous alterations. The proposed porch will not project forward of the front (north-west) elevation but will be situated to the side of the existing front projection. Due to the previous alterations to no. 4-6 Post Street the proposed porch will have a neutral impact upon the character and appearance of the conservation area. On this basis there are no heritage objections.

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
- Padfield Conservation Area Character Appraisal (Adopted February 2015)

Conservation Officer: Rachel Robinson
High Peak Borough Council