

Conservation Team Advice

Date: 03/03/2026

Application Ref: HPK/2026/0061

Site Address: 19 Union Road, New Mills

Proposal: Retrospective application for Change of use from Commercial, Business and Service (Use Class E), to Use Class C3, dwelling/ short-term holiday let and associated works

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

Conservation Advice

Summary of Significance

19 Union Road is located within the main commercial centre of the New Mills conservation area. Union Road is part of New Mills commercial centre. The NMCACA¹ describes Union Road as follows:

‘2.3 The Union Road approach to the Town Centre first goes over the Union Bridge where the high parapets obscure views down to The Torrs, but give distant views to the hills to the east and west. Union Road itself is relatively wide but enclosed by almost continuous shopping frontages on both sides leading up to the junction with Market Street and Hague Bar Road. Here the former Market Ground, now the bus and taxi station, creates a break in the frontages, affording views to the hills, over The Torrs gorge which is not itself apparent from any of the main streets.’

19 Union Road features a traditional timber shopfront to the ground floor, characteristic of the commercial centre. To the rear the building can be viewed from Back Union Road. Back Union Road has the character of a rear services road, as the street scene largely consists of the rear yards and outriggers to properties which front Union Road.

Assessment and Impact

The application seeks retrospective consent to convert the existing commercial unit to a Class dwelling/short term holiday let. The dwelling is proposed to be accessed via the shopfront door and will cover the first floor and loft level. No changes are proposed to

¹ NMCACA – [New Mills Conservation Area Character Appraisal - adopted July 2008](#)

the shopfront or ground floor. Two rooflights are proposed to the rear roof elevation.

Officer site visit demonstrated that the two proposed rooflights are already in situ and visible from Back Union Road. The two rooflights are not flush with the roof. Rooflights in the conservation area are typically required to be a flush conservation style rooflight to reduce their visibility. However, it was observed that 3 similar rooflights are in place on nearby properties (visible from Back Union Road). As such the proposed rooflights are considered in keeping with the character and street scene of this section of Back Union Road (that being the rear of no. 13 – 23 Union Road).

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
- New Mills Conservation Area Character Appraisal - adopted July 2008

Conclusions and Recommendations

In summary, the proposed change of use itself will not impact upon the special interest of the New Mills conservation area. The proposed external alterations to facilitate the change of use are limited to the addition of two rooflights to the rear of the property. As outlined above these rooflights are consistent with other rooflights visible from Back Union Road, as such they have a neutral impact upon the character and appearance of the New Mills conservation area. On this basis there are no heritage objections.

Conservation Officer: Rachel Robinson