

Conservation Team Advice

Date: 31/03/2026

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:		
Designated Heritage Asset(s):	☒	Grade II – Lidgate Farmhouse
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice – Amendments

Additional details submitted

Planning and Heritage Statement (1174) addendum

Kevin Shone - SK23 9RS – Updated

JA Solar Datasheet

fastensol-datasheet-tile-roof solar fastening details 280126

Assessment and Impact

The applications seek consent for 23 solar panels and an Air source heat pump (ASHP). As per comments dated 19/02/2026 there remain no heritage objections to the proposed ASHP. Additional information has been submitted in support of the proposed solar panel installation. This information has been assessed below.

Solar Panels

Views of the rear (southern) elevation are available from PRow no. 18 and also when traveling north- west along Eccles Road. Due to the extensive views of the rear available from the public domain, Lydgate farm does not benefit from having a rear roof slope of lesser prominence. The proposal to install solar panels to the two storey roof elements contradicts the guidance of historic England to install solar panels on ‘*roof slopes of less prominence*’ and to ‘*respect the hierarchy of the building in the location of installation*’¹. Furthermore, the solar panels would have a distinctly engineered

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

appearance which would contrast with the traditional palette of materials of farmhouse roof, which makes a positive contribution to the vernacular character of the building. In failing to adhere to Historic England guidance the proposed solar panel installation will result in harm to the special architectural interest of the Grade II Listed Building.

It is acknowledged that the *Planning and Heritage Statement (1174) addendum* makes reference to some partial tree coverage which may during summer months partially obscure the solar panels from select viewpoints. However, great weight should be given to the desirability of preserving the building's special interest (s.16 and 66 of the Act) and the significance of the heritage asset (par.212 of NPPF).

The submitted *addendum* further argues that there would be heritage benefits from ensuring the “*longevity of the property to ensure that it can meet its own energy requirements*”. The national planning practice guidance (NPPG) offers the following advice in regard to assessing public and heritage benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework ... Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation” Para 020*

The above breaks down potential heritage benefits to a scheme into three main categories:

- 1) sustaining or enhancing the significance– Owing to the placement and visibility of the proposed solar panels the scheme is considered harmful to the special architectural interest of the Listed Building. Therefore, the proposal does not enhance, nor sustain the significance of the heritage asset.
- 2) Reduce or removing risk and 3) securing optimum viable use of a heritage asset – The dwelling is currently in use as a dwellinghouse. Therefore, the property is already fulfilling its optimum viable use and is not at risk of loss.

Accordingly, it is considered that there are no heritage benefits as a result of the proposed scheme.

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 (para.210).

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para. 212).

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

Conclusions and Recommendations

In summary, the proposal would result in moderate harmful impact on the special interest of the Listed Building. This would fail to satisfy the provisions of S.66 of the Act. With reference to the planning policies this would be 'less than substantial harm' to the designated heritage asset (NPPF para 215). No heritage benefits have been identified as resulting directly from the proposal, and as such great weight should be given to the conservation of the designated heritage asset (NPPF para 212). We, therefore, object to

the proposal from a conservation perspective and recommend it is refused.

Conservation Officer: Rachel Robinson
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