

Conservation Team Advice

Date: 31/03/2026

Application Ref: HPK/2026/0114

Site Address: Rowan House, Highgate Road, Hayfield

Proposal: Application for the Variation of Condition 2 in relation to HPK/2025/0095 - The proposed, pitched, glazed roof cannot be constructed due to height restrictions

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

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Summary of Significance

Rowan House is a detached dwelling located within the Hayfield Conservation Area. Although the dwelling is of relatively modern construction (c.1980s) the dwelling successfully incorporates the local material pallet.

Assessment and Impact

It is proposed to vary a previously approved single storey glazed rear extension, located within the rear 'courtyard' which is enclosed on 3 sides by the 'u' shaped form of the host dwelling. The proposed variation relates to the proposed roof. HPK/2025/0095 approved a single pitched glazed roof, whereas the current application proposes a flat roof with lantern rooflight. The remaining proportions are consistent with the previous application.

Glazed extensions, flat roofs and roof lanterns are not typically accepted within the conservation area. However, as the proposed extension will be enclosed on three sides it is unlikely to be viewed from any public vantage points outside of the application site. As such is considered acceptable in this case in regard to impact upon the character and appearance of the conservation area.

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
- Hayfield character appraisal (adopted October 2011)

Conclusions and Recommendations

In summary, the proposed variation in design is not typical of the conservation area. However, the proposed extension will be located within an enclosed courtyard and will not impact upon the character and appraisal of the Hayfield conservation area. On this basis there are no heritage objections.

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