

DELEGATED DECISION REPORT

HPK/2026/0075
Valid 16/02/2026

84 VICTORIA STREET
GLOSSOP

**CHANGE OF USE OF SHOP
AND OFFICES (CLASS E) TO
1NR DWELLING (CLASS C3)
INCLUDING ALTERATIONS TO
REAR EXTENSION AND
WINDOWS AND DOORS**

(FULL - MINOR)

MAIN ISSUES

- Principle of development.
- Character & Design.
- Residential amenity.
- Historic environment.
- Highway safety.
- Biodiversity Net Gain.

DESCRIPTION OF SITE

The application site is located within the built-up area boundary of Glossop, and forms part of the Glossop-dale sub-area boundary.

The property is currently operating as Mettrick's Butchers and is located within an established row of stone terrace properties which are primarily in a residential use, with a small number of commercial uses present along Victoria Street.

The property is currently physically connected to the commercial premises to the rear of the site, understood to operate as an abattoir.

Some designated heritage assets are within the vicinity of the site, which includes listed buildings, and the St James Conservation Area to north-east, south-west and west.

PROPOSAL

The proposal seeks to change the use of the premise to form a single, 2-bedroom dwelling. In conjunction with this the current rear extension which connects the building to the abattoir is to be removed, and a new single storey rear extension is proposed to be constructed to provide a kitchen area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.
Policy S 5 Glossopdale Sub-area Strategy.
Policy EQ 2 Landscape Character.
Policy EQ 6 Design and Place Making.
Policy EQ 7 Built and Historic Environment.
Policy H 3 New Housing Development.
Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.
Part 4 – Decision-making.
Part 5 – Delivering a Sufficient Supply of Homes.
Part 12 – Achieving Well Designed Places.
Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).
Residential Design (2005).
Glossop St James Conservation Character Statement.

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/1840 - New Shop Front - Approved 30/08/1984.
HPK/0003/0139 - Fit Security Shutters To Front Of Premises - Approved 14/03/1991.
HPK/2003/0863 - Proposed Extension To Chiller Room - Approved 05/12/2003.
HPK/2007/0575 - New Cutting Room, Lairage And Slaughterhouse Link Extensions - Approved 13/09/2007.
HPK/2010/0435 - Extend Time Limit For Implementation Of New Cutting Room, Lairage And Slaughterhouse Link Extension - Approved 14/10/2010.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/03/2026.
Neighbour consultation period ends: 13/03/2026.
Press Advert: 02/04/2026.

High Peak Borough Council Conservation Officer:

- The site is located within the setting of the nearby Glossop St James Conservation Area, which is located approx. 37m to the rear of and approx. 34m north-east from the front of the application site. The Conservation Area is characterised by high density terraced housing constructed of local gritstone.
- The site was likely once a terraced dwelling prior to conversion to a shop and office.
- The rear extension will have limited visibility from within the St James conservation area due to the large works building located to the rear of the application site. As such there are no heritage comments to make in regard to the rear alterations.

- The existing shopfront, which appears out of keeping with the adjacent terraced dwellings, is a late 20th/early 21st century addition. A condition is suggested requiring details to be submitted in relation to any alterations to the frontage.

Derbyshire County Council Highways:

- No objection – There appears to be no material impact on the public highway.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within Glossop, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

The Glossopdale Sub-area Strategy (Policy S 5) seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, including protecting and enhancing the historic environment.

Part 16 of the National Planning Policy Framework (December 2024) sets out the national position for considering proposals which affect heritage assets. Paragraph 212 identifies that 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.

Paragraph 213 identifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In order to establish whether the principle of the development is acceptable the Council needs to first establish, as per the general duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, whether the proposal will preserve the setting and/or any features of special architectural or historic interest of any nearby Listed Building, or preserve or enhance the character and appearance of the Conservation Area. This will be discussed and assessed later within the report.

Character & Design:

HPBC Policy EQ 6 identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to local distinctiveness and sense of place. This will be achieved by, amongst other things, requiring that development contributes positively to an area's character,

history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.

Since the application was initially submitted revisions have been made to the scheme at the request of the Council. The original proposal sought to construct the proposed single storey rear extension with an external finish of render. To reflect the character of the existing property and also that of other stone extensions / outcrops / outbuildings at nearby properties, it was requested that the extension be constructed in stone.

Revised plans were submitted accordingly, which now propose the rear extension to be constructed from natural stone to match the existing property. This could be secured via an appropriately worded condition.

The extension will project from the rear of the premises by approximately 3.5m, and will achieve a height of approximately 3.65m when measured from the ground level closest to the host property. Views of the rear extension are extremely limited, with it not being visible from Victoria Street.

The frontage of the property is to remain largely unaltered, comprising of late 20th/early 21st century alterations. The consultation response from the Council's Conservation Officer suggests an appropriately worded condition which requires details to be submitted and approved in relation to any alterations to the buildings frontage. It is considered that this would be an appropriate mechanism in this instance to manage any future changes.

The change of use of the building in its own right is considered not to harm the character and appearance of the building.

Overall the proposal is considered to result in an extension which would appear as a subordinate addition to the main property and would respect the characteristically simple, plain, and stocky appearance of the terrace properties in this location, and result in a visual enhancement following the removal of the existing corrugated metal and rendered extension. A condition is proposed to manage possible future alterations to the buildings frontage, and the use of the building for residential purposes would be in keeping with the other established residential units within the immediate vicinity.

Residential Amenity:

Policy EQ 6 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Development should also take account of national design guidance and Supplementary Planning Documents. The proposed extension will be located further away from the neighbouring properties ground floor windows when compared to the existing situation on site, helping to reduce the level of overshadowing and massing experienced. The proposed rear extension provides additional living space to the property, whilst also providing an area for a small yard to the rear of the premises.

HPBC Policy H 3 in relation to New Housing Developments supports dwellings which are designed to achieve adequate internal space for the intended number of occupants, in accordance with the Nationally Described Space Standards (NDSS).

The proposed property indicates two double bedrooms would be provided. The NDSS therefore requires a minimum gross internal floor area, including storage, of 79sqm. The proposed dwelling would provide approximately 81.47sqm of floorspace.

The NDSS also sets out various other technical requirements in relation to the size of bedrooms, and the area of storage space required, as follows:

- a) in order to provide 2 bedspaces, a double bedroom should have a floor area of at least 11.5m².
 - a. Both bedrooms either meet or exceed this minimum requirement.
- b) 1 double bedroom should be at least 2.75m wide and every other double bedroom should be at least 2.55m wide.
 - a. Both bedrooms either meet or exceed this minimum requirement, and the built in wardrobe does not reduce the width of the room below the minimum requirement.
- c) The built-in wardrobe provides approximately 1.59sqm on storage, and therefore counts towards the built-in storage requirement. In conjunction with the approximate 0.76sqm+ under stairs storage, this equates to built-in storage totalling at least 2.35sqm.
 - a. There the proposed built-in storage exceeds the 2sqm minimum requirement.

It is acknowledged that there is a commercial premises immediately adjacent to the rear of the site which could impact upon the amenity of future occupiers of the property. However it is also noted that this is a historic established premises located within a residential area. The application site, once converted to a dwelling, would display the same relationship with the commercial premises that is currently experienced with other dwellings along Victoria Road. Similarly, although only a small yard area is proposed to the rear of the premises to be used as outdoor amenity space, this again is an established recognised position with the existing terraced properties along this section of Victoria Street.

What's more, it is accepted that the application site was likely once a terraced dwelling prior to its conversion to a shop, as reflected in the consultation comments from the Council's Conservation Officer.

Overall it is considered that the proposed development would not cause any detrimental harm to the amenity of any neighbouring property by virtue of loss of privacy, massing, overshadowing etc, nor would the amenity of future occupiers of dwelling be detrimentally affected by virtue of noise, light pollution, and odour etc which may originate from the adjacent commercial premises.

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving the setting of Listed Buildings, and pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Sections 66 and 72 respectively).

Paragraph 212 of the NPPF (December 2024) identifies that 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. In addition, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (NPPF Paragraph 213).

The application site is located within the setting of the nearby Glossop St James Conservation Area, which is located approximately 34m to the north-east, and 37m to the west of the application site. The Conservation Area is characterised by high density terraced housing constructed of local gritstone.

The application site is also considered to form part of the setting of the following Grade II Listed Buildings: Littlemoor Court, Victoria Street (Listed as 'Church Sunday School'), and Health Club, Gladstone Street (Listed as 'Littlemoor Congregational Church'), both of which are located within the Glossop St James Conservation Area to the north-east of the site. The spire of the Grade II listed 'Church of St James the Great', located on Hollincross Lane to the south of the site, is also visible.

Considering the extent of the proposal (rear extension and change of use), in conjunction with the available intervisibility between the site and the aforementioned designated heritage assets due to existing built form and established landscaping, it is considered that the development would have a neutral impact upon the setting of the above heritage assets, and would not amount to harm to their significance through development within their setting.

The consultation comments received from the Council's Conservation Officer concur with this position, and they have no heritage comments to make in regard to the rear alterations due to limited visibility. They do however suggest a condition in relation to any changes to the buildings frontage, to ensure that any works do not impact upon the setting of the nearby St James Conservation Area.

Highway Safety:

HPBC Policy CF 6 seeks to ensure that development does not lead to an increase in on street parking, to the detriment of the free and safe flow of traffic, or affect existing conditions to an unacceptable extent.

The Council's adopted parking standards sets out the required level of off-street parking required for a residential dwelling relative to the number of bedrooms at the site. For a 2-bedroomed property, there would be a requirement to provide 1.5 off-street parking spaces.

The existing site is an established retail premises whereby multiple visitors can come and go. No off-street parking associated with the retail use is available, and customers are present are required to park on-street along Victoria Street. On-street parking currently takes places along Victoria Street for commercial and residential properties, and traffic flow is largely unimpeded as observed at the time of the Council's site visit.

No off-street parking is proposed as part of the development. The provision of a 2-bedroom dwelling is considered not to result in harm to the safety and/or capacity of the local highway network, and is considered to arguably result in a betterment when considering the current type and level of comings and goings to the site.

A consultation response from the Highway Authority confirm that they have no objections to the development as they consider the proposal will not have a material impact on the public highway.

Paragraph 115 of the NPPF (December 2024) requires safe and suitable access to a site to be achieved for all users, with Paragraph 116 going on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

On this basis, given the above, it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

Biodiversity Net Gain:

Biodiversity Net Gain (BNG) is a mandatory requirement of Schedule 7A of the Town and Country Planning Act 1990 as inserted by Schedule 14 of the Environment Act 2021. The Biodiversity Gain Requirements (Exemptions) Regulations 2024 exempt certain developments from meeting the biodiversity requirement that would otherwise be imposed as a deemed condition of planning permission.

BNG De minimis exemption

Regulation 4 (De minimis exemption's) of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 identifies that a development would be exempt from proving Biodiversity Net Gain (BNG) providing that:

1. the development does not impact an onsite priority habitat., and
2. the development impacts —
 - a. less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
 - b. less than 5 metres in length of onsite linear habitat.

No priority habitats are located on site, and the extent of the proposed development is less than 25sqm. Therefore the proposal is considered to be except from BNG.

CONCLUSION / PLANNING BALANCE

The proposed development is considered not to impact upon the special architectural and/or historic interest of any of the nearby Listed Buildings, and preserves the character and appearance of the Conservation Area. Therefore the principle of the development, located on a site within the defined built-up area, is considered to be acceptable.

The rear extension is to be constructed from natural stone, and would result in an improvement over the existing corrugated metal and rendered extension, in terms of both its visual impact and a reduction in massing and overshadowing etc to adjacent properties.

The development itself is considered to provide an acceptable standard of amenity for future occupiers.

The existing scenario in relation to off-street parking is not changing, and in real terms the development will likely result in a betterment to highway safety and capacity by reducing the number and frequency of vehicle trips to the site.

As such, having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser
Recommendation Date: 13/04/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council