

DELEGATED DECISION REPORT

HPK/2026/0054 AND HPK/2026/0055	LYDGATE FARM ECCLES ROAD CHAPEL-EN-LE-FRITH	ADDITION OF PHOTOVOLTAIC SOLAR PANELS ON THE REAR (SOUTH) FACING ROOF SLOPES AND AIR SOURCE HEAT PUMP AT THE REAR OF THE HOUSE.
Valid 10/02/2026		
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Character, Appearance and Heritage.
- Residential amenity.
- Highway safety.
- Ecology.

DESCRIPTION OF SITE

The application site is located within designated Countryside, with the property itself being a Grade II Listed Building.

Existing residential properties exist to the north of the application site.

There are several public rights of way within the immediate vicinity of the application site. Immediately adjacent to the east of the property is Footpath No.18, to the north is Footpath No.136, with a Byway Open to All Traffic (BOAT) No.182, located to the north-west.

To the west of the site is the Eccles Pike Local Wildlife Site (LWS).

PROPOSAL

The proposal as part of this planning application, in conjunction with the accompanying application for Listed Building Consent, relates to the installation of a free-standing air source heat pump (ASHP) to the rear of the property, and the installation of 23 solar panels on the rear roof slopes. The solar panels are proposed to be sited on the rear roof slope of the main house (16 panels), and the two rear roof slopes of the attached garage (7 panels).

Limited details were initially submitted with the application and it was difficult to establish the full extent of possible impacts. Accordingly further details were requested and submitted in relation to:

- a) The method of fixing the solar panels to the roof slopes.

- b) The projection of the solar panels from the roof slope. To be supported by and illustrated on a proposed section drawing.
- c) Details of the appearance and finish of the solar panels to determine if the panels will have a harmful impact upon the special architectural/historic interest of the listed building.
- d) An update to the heritage statement to assess the impact and visibility of the solar panels from the adjacent public right of way (No.18), and
- e) A manufacturers specification for the proposed ASHP.

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 6 Central Sub-area Strategy.

Policy EQ 1 Climate Change.

Policy EQ 2 Landscape Character.

Policy EQ 3 Rural Development.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.

Part 15 – Conserving and Enhancing the Natural Environment.

Part 16 – Conserving and Enhancing the Historic Environment.

Chapel en-le Frith Neighbourhood Development Plan (2013-2028):

- No policies of relevance to the proposal.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

Historic England: Adapting Historic Buildings for Energy and Carbon Efficiency (2026).

Planning (Listed Buildings and Conservation Areas) Act 1990.

Biodiversity and geological conservation: circular 06/2005.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/4563 - Proposed Extension To Garage Form Larger Workshop - Refused.

HPK/0001/5024 - Proposed Extension To Garage To Form Larger Workshop - Approved.

HPK/0002/9140 - Change Of Use Of Workshop Area To Domestic Use - Approved 05/04/1990.

HPK/2006/0944 - Listed Building Consent For Free Standing Wind Turbine In Side Field - Approved 13/02/2007.

HPK/2006/0946 - Free Standing Wind Turbine In Side Field - Approved 13/02/2007.

HPK/2007/0728 - Listed Building Consent : Replace Existing Upvc Double Glazed Windows With New Wooden Double Glazed Units - Approved 08/11/2007.

HPK/2008/0523 - Listed Building Consent For Installation Of Solar Panels - Refused 06/11/2008.

HPK/2009/0746 - Re-siting of a 15m free standing wind turbine approved under ref HPK2006/0944/0946 - Refused 18/04/2010.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/2026.

Neighbour consultation period ends: 05/03/2026.

Press Advert: 19/03/2026.

High Peak Borough Council Conservation Officer:

Comments dated 19/02/2026:

- Overall, further information required.

Background

- The house dates to the 17th c with 19th C alterations.
- The significance of the listed building is enhanced by its countryside setting and association with historical farmyard.

Solar Panels

- The solar panel installation proposes 16 panels to be located on the main house south elevation. A further 7 panels will be located on the single storey garage.
- Planning history for the application site includes previous application HPK/2008/0523, which refused permission to install 3no. solar panels to the south roof elevation of the main dwelling. However, solar panel technology and design have improved over the intervening period.
- The panels will not detract from the listed building as viewed from Eccles Road.
- Panels proposed for the single storey garage will not harm the listed building as this is a subordinate element of the building.
- Some views of the rear elevation may be afforded from the PRow 18 which runs along the eastern boundary of the application site.
- The application does not include sufficient details of the appearance and finish to determine if the panels will have a harmful impact upon the special architectural interest of the listed building.
- Furthermore, the heritage statement provided fails to make an adequate assessment of the impact and visibility of the solar panels from the PRow.

Air source Heat Pump

- The proposed Air source Heat Pump (ASHP) will not be visible from Eccles Road, or PRow 18. Therefore the ASHP is considered to be in accordance with Historic England Guidance, and will not harm the special interest of the listed building.

Comments dated 31/03/2026:

- Object – recommend refusal.
- There remains no heritage objections to the proposed air source heat pump.
- 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’.
- The solar panels would have a distinctly engineered 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.
- The proposed solar panel installation will result in harm to the special architectural interest of the Grade II Listed Building. Therefore, the proposal does not enhance, nor sustain the significance of the heritage asset.

- 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.
- Overall the proposal would result in moderate harmful impact on the special interest of the Listed Building, amounting to 'less than substantial harm' to the designated heritage asset.

High Peak Borough Council Environmental Health:

- No objection subject to conditions.
- Normally a BS4142 assessment would be recommended, but given the isolated location of the proposed ASHP and distance to nearby sensitive receptors this is perhaps excessive.
- It appears reasonable to include a condition about noise limits, in accordance with the MCS 020A Standards.

Chapel-en-le-Frith Parish Council:

- No objections.

Derbyshire County Council Highways:

- There appears to be no material impact on the public highway and therefore the Local Highway Authority has no further comments to make.

Historic England:

- Are not offering advice in this case. This should not be interpreted as a comment on the merits of the application.

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

OFFICER COMMENTS

Principle of Development:

Local Policy Position:

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 also 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 outside of any identified settlement boundary, in an area allocated as countryside. In these areas development will be strictly limited to that which has an essential need to be located in the countryside, in accordance with policy EQ 3.

Policy EQ 3 seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment. This will be achieved by, amongst other things, ensuring that all development is of a high quality design and protects or enhances landscape character.

The Central Sub-area Strategy (Policy S 6) seeks to promote the sustainable growth of the central sub-area boundary, whilst protecting and enhancing the historic environment.

HPBC Policy EQ 1 highlights that the Council will encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development. This will be achieved by, amongst other things, ensuring that renewable / low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures.

National Policy Position:

Part 14 of the NPPF (December 2024) highlights that addressing climate change is one of the core land use planning principles which underpins both plan making and decision making.

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.

Conclusion:

Taking all these factors into account, it is considered that the principle of development may be acceptable in accordance with local policies S 1, EQ 3, S 6, and EQ 3. However the principle of development cannot be accepted until an assessment of harm has been undertaken in relation to the developments potential

impacts upon the significance of the application site as a Listed Building. This will be discussed and assessed further below.

Character, Appearance and Heritage:

Lydgate Farm is a Grade II listed building (listed as Lidgate Farmhouse). The farmhouse is located on Eccles Road, outside of Chapel-en-le-Frith. The house dates to the 17th century with 19th century alterations. The historical farmyard and buildings are located on Eccles Road and have been converted to dwellings. The significance of the listed building is enhanced by its countryside setting and association with the historical farmyard.

Policy Position:

HPBC Policy EQ 7 sets out that the Council shall conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Part 16 (Conserving and enhancing the historic environment) of the NPPF (December 2024) identifies heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraph 212 highlights 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 of the NPPF 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. Paragraph 215 continues, stating that 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.

These policies are underpinned by the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires a Local Planning Authority to have special regard to the desirability of preserving a Listed Building or its setting (Section 66).

Assessment – Solar Panels:

The proposed solar panels will be all-black modules fixed to the existing roof rafters, with the slate tiles reaffixed.

It is proposed to install 16 of the solar panels on the south elevation of the main house, and a further 7 panels on the single storey garage, split between the two rear roof elevations.

The site is located within the 'Settled Valley Pastures' landscape character area, as detailed within the Council's adopted 'Landscape Character' SPD (2006). This

identifies key landscape characteristics of the area as comprising small nucleated settlements and scattered stone farmsteads with dark slate or stone tiles roofs.

The property is highly prominent in views travelling westwards along Eccles Road, and from the adjacent Public Right of Way (PROW) footpath No.18.

The proposed panels on the two storey house roof contradicts Historic England guidance on adapting historic buildings for energy and climate efficiency, and does not propose to install the solar panels on 'roof slopes of less prominence', and in turn does not 'respect the hierarchy of the building in the location of installation'.

The appearance of the solar panels on the house roof would also have a distinctly engineered appearance which would appear incongruous in contrast with the traditional palette of materials of the existing farmhouse, which currently makes a positive contribution to the character of the building and wider street scene vernacular.

It is therefore considered that the installation of the solar panels on the house roof would harm the special architectural interest of the Grade II Listed Building, resulting in 'less than substantial harm' to the designated heritage asset. As per the requirements of NPPF Paragraph 215 (December 2024), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National planning practice guidance (NPPG) (updated 2019) offers advice at Paragraph 20 with regards to assessing public benefits, it states:

"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 (paragraph 8). 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."*

National guidance therefore categorises public benefits into three broad categories of

- 1) sustaining or enhancing the significance of a heritage asset.

- 2) Reducing and removing risk to a heritage asset, and
- 3) Securing the optimal viable use of a heritage asset.

Due to the proposed siting of the solar panels and their prominence within the street scene and from the adjacent PROW, they are considered to result in 'less than substantial' harm to the special architectural interest of the Listed Building, and therefore they do not enhance or sustain the significance of the heritage asset.

Regarding risk and viable use, the listed building is currently occupied as a residential dwelling, and therefore is considered not to be at risk, nor is there a need to secure its optimum viable use.

The proposed solar panels would facilitate clean/renewable energy generation. This is considered to be a public benefit of the scheme, and would contribute towards achieving the environmental objectives of the National Planning Policy Framework. As a result, the generation of renewable energy is considered to attract moderate weight in favour of the development.

The aforementioned Historic England guidance document on adapting historic buildings for energy and climate efficiency identifies that the installation of panels on roof slopes of less prominence will generally be acceptable, even if they would be visible. This includes roof slopes on subordinate parts of a building (such as lower wings or rear ranges), as they may provide the most appropriate place for such installations by respecting the hierarchy of the building in the proposed installation location, to reduce any harm to the building's special interest.

The panels which are proposed for the single storey garage, which is a subordinate element of the building, will not be readily visible from public vantage points such as Eccles Road or the adjacent footpaths, and therefore are considered not to harm the special interest of the listed building.

The submitted 'Planning and Heritage Statement – Addendum' argues that:

“the benefits for the listed building via the provision of the solar panels and heat pump are hugely beneficial to the longevity of the property to ensure that it can meet its own energy requirements, and that whilst the panels will be visible from certain points to the rear along the footpath this does not in itself dictate that any harm will be caused”.

As identified, the generation of renewable energy is considered to attract moderate weight as a public benefit by reducing the reliance on fossil fuels, even if the energy generation as part of this application will primarily be to the benefit of the private property occupier.

However the siting of the proposed solar panels on the main house roof and their visibility from the adjacent public right of way and Eccles Road, are considered to result in 'less than substantial' harm to the special architectural interest of the Grade

II Listed Building. Within the planning balance, as per the requirements of Paragraph 215 of the NPPF (December 2024), the level of harm caused is considered to outweigh the public benefits of the proposed solar panels in this instance.

Assessment – Air Source Heat Pump:

Historic England guidance document on adapting historic buildings for energy and climate efficiency states that mechanical ventilation and heat recovery systems may be acceptable in some cases, providing that the impact of these systems on the significance of a building is minimised by carefully siting the equipment.

The proposed ASHP will be located on the western elevation of the dwelling. As such the ASHP will not be visible from Eccles Road, or PROW No.18.

The ASHP is considered to be compliant with Historic England Guidance, and that through its siting, design and screening is considered not to cause harm to the special interest of the listed building.

Residential Amenity:

The Council's Environmental Health Team have been consulted on this application. They have highlighted in their consultation response that typically a noise assessment would be required to support applications for an ASHP, however they recognise the isolated location of the application site and therefore consider that due to the distance to nearby noise sensitive receptors, that requiring a noise assessment in this instance is excessive. They do however suggest that a condition be imposed on any favourable decision which restricts noise levels to those set out in MSC 020A Standards, to reflect the noise standards and requirements for an ASHP as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.

It is considered that the scale, siting and design of the proposed solar panels and ASHP will not have a detrimental impact upon the amenity of any nearby property.

Highway Safety:

The proposal relates to development within the curtilage of the existing property. The proposals do not create an additional need for any off-street parking, nor impact existing parking arrangements.

The development would not impact upon the nearby PROW's, nor affect the free flow of traffic on the adopted highway.

As such it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

Ecology:

The ASHP is proposed to be sited on an existing hard-surfaced patio area to the rear of the property.

Approximately 39+metres to the west of the application site is the Eccles Pike Local Wildlife Site (LWS), noted for its unimproved and semi-improved acid grassland. Given the siting and nature of the proposals, it is considered that the development will have no undue impact upon the LWS or on any on-site habitat.

At the time of the Council's site visit the roofs of the house and garage appeared in a good condition, with no broken, loose or missing slate tiles. As such, it is considered that the development would not cause harm to any protected species, such as bats.

CONCLUSION / PLANNING BALANCE

The appearance of the solar panels on the main roof would have a distinctly engineered appearance which would appear incongruous in contrast with the traditional palette of materials of the existing farmhouse, which currently makes a positive contribution to the character of the building and wider street scene vernacular.

It is considered that the installation of the solar panels would harm the special architectural interest of the Grade II Listed Building, resulting in 'less than substantial' harm to the designated heritage asset. The moderate weight attributed to the public benefit of the scheme is considered not to outweigh the 'less than substantial' harm in this instance.

The panels which are proposed for the single storey garage, which is a subordinate element of the building, will not be readily visible from public vantage points such as Eccles Road or the adjacent footpaths, and therefore are considered not to harm the special interest of the listed building.

The ASHP is considered to be compliant with Historic England Guidance, and that through its siting, design and screening is considered not to cause harm to the special interest of the listed building.

Overall the moderate weight attributed to renewable energy generation is considered not to outweigh the harm to the special interest of the listed building, and therefore having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, a refusal of planning permission is recommended for this application.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Alex Bonser

Recommendation Date: 02/04/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council