

Conservation Team Advice

Date: 21/04/2026

Application Ref: HPK/2026/0119

Site Address: Highgate Hall, Highgate Road, Hayfield

Proposal: Removal of internal wall in Grade II listed property

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Highgate Hall
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Highgate Hall is a 17th Century dwellinghouse of gritstone with a stone slate roof. The dwelling has been extended to incorporate the adjacent garage building. The Listed Building is linked to the converted garage via a link building and glazed garden room with sedum roof (approved HPK/2010/0069 and HPK/2010/0070).

Historic photographs included within the heritage statement demonstrate that the farmhouse had undergone a series of pre-listing alterations, resulting in substantial alterations to the external fenestrations. Many of the original fenestration details have been reinstated in the 2010s.

Assessment and Impact

Consent is sought for the removal of an internal partition wall. The wall is located within the ground floor of the original dwellinghouse.

A similar application was previously withdrawn prior to determination (HPK/2023/0531). Heritage objections to HPK/2023/0531 mainly referred to insufficient supporting information submitted.

The heritage statement submitted includes a series of historic photos of the dwelling. these photos demonstrate the original location of windows on the gable elevation. The placement of the original windows indicates that the wall proposed for removal would not have been in situ in 1956.

Officer site visit observed that wall was built covering a decorative timber ceiling beam. Such beams would not have been decorated if they were not intended to be viewed as a decorative feature within the roof. Furthermore the original fireplace remains in situ, and is of a size and style as intended for a much larger room. In combination these elements, supported by the historic photos provided, suggest that the wall was installed after 1956, but prior to the date of listing (1984). As such the wall is of modern construction, and masks the original internal layout of the ground floor. As removing the wall would reinstate the original internal floor plan, and reveal the decorative timber beam which has been partially concealed by the partition wall. As such there are no heritage objections to the proposed removal of this wall.

Plan also indicate that a redundant timber doorframe will be removed which links the original Listed dwelling to the link building. This doorframe is placed within a wider structural arch which will not be altered. Officer site visit demonstrated that the timber section being removed is a modern addition date to the extension of the dwelling. As such there are no heritage objections.

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 (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

Conclusions and Recommendations

In conclusion, the proposed internal alterations will not remove any historic fabric and will better reveal the historical internal form of the Listed Building. No harm to the special interest of the Listed Building is identified, on this basis there are no heritage objections.

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High Peak Borough Council