

Conservation Team Advice

Date: 29/04/2026

Application Ref: HPK/2026/0131

Site Address: Woodcock View, Chapel Brow, Charlesworth

Proposal: Erection of a replacement dwelling

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Setting of: Charlesworth Conservation Area Independent Chapel (Listing Entry No. 1087982) Walls to Independent Chapel (List Entry No. 1334804)
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Woodcock View is located outside of the Charlesworth conservation area. Dwellings along Chapel Brow are mostly detached, in contrast to the usual Weavers cottages characteristic of other areas of the conservation area. The application site is also located opposite the Independent Chapel and Walls, both Grade II listed.

Assessment and Impact

The application seeks to demolish the existing dwelling and construct a single replacement dwelling. The proposed replacement dwelling is a split-level dwelling, the Southwest elevation facing Chapel Brow will appear as a single storey dwelling, with the rear appearing as a two-storey dwelling as the land slopes downhill away from Chapel Brow.

The existing dwelling is out of character with the surrounding streetscape, and is considered harmful to the setting of the Charlesworth Conservation Area. The existing dwelling incorporates render to the rear with some vertical timber cladding to the side

elevation, neither material is considered characteristic of the Conservation Area or its setting. The proposed design is similar to one previously allowed at appeal (HPK/2025/0104 - APP/H1033/D/25/3372743). The proposal includes the use of natural stone and slate tiles. These materials are more in keeping with the surrounding material palette. Details of these should be agreed via reasonable condition.

The proposed fenestrations will be of a dark frame, however, details of the proposed 'dark' colour have not been provided. Windows along Chapel Brow are predominantly white framed windows with two examples of brown frames (Chapel Barn and Freshwater Cottage). As such final details of the windows and door should be agreed via condition to ensure that the materials and colour are in keeping with the street scene.

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.

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
- Charlesworth character appraisal (Adopted October 2010)

Conclusions and Recommendations

In summary, it is considered that the proposed replacement dwelling will not harm the setting of the Charlesworth Conservation Area. Nor is it considered to harm the setting of the nearby Listed Buildings. As outlined above the following conditions are recommended to ensure that details of the proposed replacement dwelling are in keeping with the character and setting of the Conservation Area.

Recommended Conditions

- Before any construction occurs above damp proof course (DPC) a stone sample panel, showing stone type and finish, as well as its coursing, jointing and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: In order to preserve or enhance the setting of the Conservation Area in accordance with Policy EQ 7 of the High Peak Local Plan.

- Before the new roof(s) hereby approved is installed, samples or detailed specifications of the new roof slates, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed materials.

Reason: In order to preserve or enhance the setting of the Conservation Area in accordance with Policy EQ 7 of the High Peak Local Plan.

- Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: In order to preserve or enhance the setting of the Conservation Area in accordance with Policy EQ 7 of the High Peak Local Plan.

- Prior to the installation of any balustrades, details of proposed balustrades, including materials, colour, and height shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the approved details.

Reason: In order to preserve or enhance the setting of the Conservation Area in accordance with Policy EQ 7 of the High Peak Local Plan.

Conservation Officer: Rachel Robinson
High Peak Borough Council