

DELEGATED DECISION REPORT

HPK/2026/0044
Valid 20/03/2026

**THE OLD ST MARYS
PRESBYTERY SUMNER
STREET
GLOSSOP**

**LISTED BUILDING CONSENT
TO REPLACE EXISTING
FRENCH DOORS AND
GLAZED SIDE PANELS ON
NORTHERN ELEVATION OF
THE HOUSE WITH NEW
SINGLE GLAZED ENTRANCE
DOOR AND GLAZED
SIDE PANELS.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage Asset – Curtilage Listed Building

DESCRIPTION OF SITE

The application site consists of a dwellinghouse known as The Old St Mary's Presbytery. The Roman Catholic Church of St Mary Crowned is a grade II Listed Building. The application dwelling is the converted former Presbytery to St Mary's church. The former Presbytery is a curtilage Listed Building, located within the grounds of St Mary's Church. The Presbytery was converted into two dwellinghouses under approved application HPK/2019/0319. The site is within the St James Conservation Area.

PROPOSAL

Listed building consent is sought for the replacement of the existing patio door on the northern elevation. It is proposed to replace the existing double doors with a single glazed door with no glazing bars. The two side panels of glass will also be replaced with new glazed panels, without glazing bars. The proposed units will be triple glazed, with aluminium coated timber frames.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy

EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0343 - Demolition Of Brick And Stone Wall To Provide Access With New Gates And Railings REFUSED 10/07/2008

HPK/2008/0364 – Listed Building - Demolition Of Brick And Stone Wall To Provide Access With New Gates And Railings REFUSED 30/06/2028

HPK/2019/0319 – Alterations to the presbytery to convert from one dwelling and associated accommodation to 2 dwellings APPROVED 11/12/2020

CONSULTATIONS

Publicity

Site Notice expiry date: 16/04/2026
Neighbour consultation period ends: 15/04/2026
Press Advert: 30/04/2026

Public Comments

None received at the time of writing

Town / Parish Comments

N/A.

Environmental Health

N/A

Derbyshire County Council Highways

N/A

Historic England

No Comments to make

HPBC Conservation Officer

No Comments Received – HPBC Conservation Officer has acted as case officer for this application.

OFFICER COMMENTS

Principle of Development

The application seeks listed building consent for the replacement of the existing patio doors on the curtilage listed Old St Marys Presbytery. As the site relates to a Listed Building, the application must demonstrate compliance with Local Plan Policy EQ7, and relevant paragraphs contained under Chapter 16 of the National Planning Policy Framework and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act).

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers, in considering whether to grant consent for development, which affects a listed building or its setting, to 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. The principle of development will only be acceptable if the development proposals would preserve the building or its setting or any features of special architectural or historic interest which it possesses.

Heritage impact

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will 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.

Paragraph 210 of the NPPF advises that in determining applications, Local Planning Authorities should take account of: a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and c) The desirability of new development making a positive contribution to local character and distinctiveness.

The existing patio doors have bulky timber frames, with thick horizontal glazing bars and poor quality joinery. The existing design appears out of keeping with the fenestration designs of the former Presbytery. The majority of windows on the former Presbytery have thin white frames, with minimal horizontal glazing bars. The former pre-2019 door had a single door with windows to the right, the frame was not historic. There is no available evidence to confirm the historic fenestration design of this opening. The loss of the existing patio doors would not harm the architectural or historical interest of the Listed Building.

It is proposed to install an aluminium clad timber frame, with triple glazing. The design will include a single door, with glazed panels to either side. There will be no horizontal glazing bars. The proposed design is considered to be less visually cluttered and more in keeping with the other existing windows to the former Presbytery. The proposed triple glazing will require a bulkier frame than traditional single framed windows. The proposed bulky frame is similar to the bulky joinery of the existing frames. The proposed less cluttered glazing design is considered to balance the continued use of a bulky joinery design. Furthermore, the patio door is located to the rear of the site, and not visible when viewing the Listed Building from

the public domain. On this basis the proposed windows are not considered to harm the curtilage listed building, nor the adjacent listed St Mary's Church.

CONCLUSION / PLANNING BALANCE

In conclusion, the application seeks to replace the existing patio doors on the north elevation of the curtilage listed Old St Marys Presbytery. An assessment has led Officers to conclude that the proposed replacement doors and windows will not adversely impact the special architectural or historical interest of the curtilage listed building, or the Grade II Listed St Mary's church. This is considered to be in accordance with LP Policy EQ7, relevant restrictive paragraphs contained under Chapter 16 of the NPPF, and Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 14th May 2026

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council