

DELEGATED DECISION REPORT

HPK/2026/0119
Valid 19/03/2026

HIGHGATE HALL
HIGHGATE ROAD
HAYFIELD

REMOVAL OF INTERNAL
WALL IN GRADE II LISTED
PROPERTY

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on historic significance and architectural interest of Listed Building

DESCRIPTION OF SITE

This application refers to Highgate Hall, a two-storey detached dwellinghouse and Grade II Listed Building, that lies adjacent to Highgate Road, Hayfield.

The building is characterised by traditional stone walls and tiled roof and as presented within the supporting Heritage Statement, has been subject to extensions and alterations and other domestic development since the mid 1980's.

PROPOSAL

This application seeks Listed Building Consent to removed a section of internal partition walling that currently divides the Dining Room and the Study to create a large open space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

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.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ7 Built and Historic Environment

National Planning Policy Framework

Achieving Sustainable Development

Chapter 2

Conserving and Enhancing the Historic Environment Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3804	New detached garage (Approved 1985)
HPK/0003/0712	Shower Room extension (Approved 1991)
HPK/0003/4110	Detached Dwelling (Refused 1994)
HPK/0003/4899	Detached Dwelling (Refused 1995)
HPK/2010/0069 & HPK/2010/0070	Full Planning & Listed Building Consent for conversion of existing garage/store into additional bedrooms and erection of single storey link block and glazed garden room (Approved 09/04/2010)
NMA/2010/0045	Non Material Amendment to HPK/2010/0070 for minor changes to footprint of building, window details, pitch of garage roof and stone retaining wall (Approved 05/01/2011)
HPK/2010/0640	Listed Building Consent to construct a new natural stone retaining wall, rebuild part of existing boundary wall and replace two existing first floor Georgian windows with flush casement type (Approved 07/02/2011)
HPK/2010/0638	Erection of a timber garden store/shed to provide storage for grass cutting equipment and garden tools to maintain grounds and paddock, erection of timber fencing and gates and relocation of Wendy House (Approved 01/03/2011)
HPK/2017/0106	Listed Building Consent to remove the existing windows on the north elevation, reduce the width of the openings to 1200mm and increase the height to 1200mm. The square to be vertically subdivided to give two equal opening casements (Approved 27/06/2017)
HPK/2017/0191	Replacement of existing wooden outbuilding (wendyhouse/shed) within curtilage of Listed Building (Approved 06/07/2017)
HPK/2021/0473	Listed Building Consent for replacement windows and doors (Approved 16/02/2022)
HPK/2023/0530	Replacement of outbuilding (Approved 09/02/2024)

CONSULTATIONS

Publicity

Site Notice expiry date: 29th May 2026
Neighbour consultation period ends: 14th April 2026
Press Advert: 23rd April 2026

Public Comments

None

Hayfield Parish Council Comments

No comments received at time of writing

HPBC Conservation Officer

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.

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.

OFFICER COMMENTS

Impact on historic significance and architectural interest of Listed Building

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.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

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.

Chapter 16 of the NPPF contains the national planning policies aimed at conserving and enhancing the historic environment. Paragraph 212-221 sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. 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.

A previous application for the proposed internal works to this Grade II Listed Building was withdrawn owing to a lack of supporting information and a suitably detailed assessment of historic significance, as required by paragraph 207 of the NPPF.

This application is supported by a Heritage Statement which whilst prepared by the agent and not a suitably qualified heritage professional, presents a level of detail relating to the history and significance of the Listed Building commensurate with the scale of proposed development.

The Heritage Statement identifies that the sub-division of what is now the Dining Room and the Study were added to the building in the mid 20th Century prior to its listing in 1984. The Statement is also supported by a number of historic photos illustrating the original locations of windows on the gable elevation, which has led to the Council's Conservation Officer concluding that these photos indicate that the wall which is sought to be removed was installed after 1956, but prior to 1984, when the building was listed.

As a consequence of the removal of the wall, the plans show the redundant timber doorframe being removed linking the original Listed dwelling with a later link building. Upon inspection the Conservation Officer has confirmed that the removal of this later modern addition would preserve and to some degree enhance the historic significance or architectural interest of the Listed Building. Moreover, 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. The Conservation Officer therefore considers that the removal of this wall will better reveal the historic layout of the dwellinghouse.

The proposed removal of the internal wall would enhance the importance of the heritage asset and therefore complies with LP Policy EQ7, and restrictive policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

This application seeks Listed Building Consent for the proposed removal of an internal wall connecting what is currently the dining room and study within Highgate Hall, a Grade II Listed Building situated at the southern fringes of Hayfield.

For the reasons set out within this report, the Council find that the proposals would enhance the historic significance and architectural interest of the heritage asset by revealing the historic layout of the dwellinghouse.

The application is therefore found to comply with LP Policy EQ7, and restrictive policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, and thereby constitutes a sustainable form of development.

In line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to standard conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 28th May 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

