

Conservation Team Advice

Date: 26/05/2026

Application Ref: HPK/2026/0153

Site Address: 41 Hope Street, Glossop

Proposal: Single storey rear extension and new window to front elevation at first floor

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Old Glossop Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The Old Glossop conservation area was designated for its historic significance as the original 'Glossop'. Old Glossop developed from a small agricultural settlement, to a medieval market town and centre for Glossopdale. Old Glossop continued to develop and expand in the 17th and 18th centuries as an industrial textile town. The conservation area retains its medieval centre, with 19th century terraced housing around the periphery. No. 41 Hope Street is an end terrace dwellinghouse of a grit stone with a natural slate roof, characteristic of 19th century development in Old Glossop.

Assessment and Impact

The application seeks to demolish the existing small rear outrigger, and construct a larger single storey rear extension. the rear extension is proposed to be of coursed stone, with the dual pitched roof with rooflights. The application also proposes to install a single sash window on the front elevation above the front door.

Rear extension

The rear extension will have limited visibility from the public domain. The side elevation may be visible through the gap between no. 41 and 43 Hope Street. The side elevation will be of stone and slate to match the host dwelling. the proposed rooflights should therefore be a conservation style flush to the roof to reduce visibility through this gap. As such there are no heritage objections to the rear extension.

New Window

The proposed addition of a window on the front elevation is of proportions and design to match those of the host dwelling. The additional window will interrupt the regular

fenestration pattern of short row of terraces. However, other terraces along Hope street have similarly irregular first storey window patterns in particular no. 23 – 35. As such the proposed additional window will have a neutral impact upon the character and appearance of the conservation area subject to recommended conditions (see below).

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

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
- Old Glossop Conservation Area Character Appraisal (Adopted 2006)

Conclusions and Recommendations

In conclusion, the proposed rear extension and additional window will not harm the character or appearance of the conservation area as outlined above. On this basis there are no heritage objections subject to the following recommended conditions:

Recommended conditions

- The new window on the front (north western) elevation hereby approved shall have a sash opening mechanism only.
- No trickle vents shall be inserted into the windows and doors hereby approved.

- The rooflights hereby approved shall be a conservation style rooflight only, installed flush to the roof slope.

Reason:- To preserve the character and appearance of the Conservation Area.

Conservation Officer: Rachel Robinson
High Peak Borough Council