

Heritage Statement

Proposed Single Storey Rear Extension

8 Quentin Road, Chapel-en-le-Frith, High Peak, Derbyshire, SK23 0NG

Prepared in accordance with Paragraph 207 of the National Planning Policy Framework (December 2024)

1. Introduction

This Heritage Statement has been prepared in support of a planning application for a proposed single storey rear extension at 8 Quentin Road, Chapel-en-le-Frith, High Peak, Derbyshire, SK23 0NG.

The purpose of this statement is to assess the significance of heritage assets that may be affected by the proposal, including any contribution made by their setting, and to consider the potential impact of the proposed development on that significance, in accordance with Paragraph 207 of the National Planning Policy Framework (NPPF, December 2024).

The application property is not listed and is not located within the designated Townend Conservation Area; however, it lies in proximity to it and within the wider setting of nearby designated heritage assets, namely:

- Townend Conservation Area
- Townend Methodist Church (Grade II)
- Methodist Junior School (Grade II)

Both listed buildings are located a short distance to the north-west of the site on Market Street and are included on the National Heritage List for England.

This statement considers whether the proposed development would preserve the significance of these heritage assets and their setting.

2. Site Description

8 Quentin Road is a modern residential dwelling located within an established suburban residential area to the south-east of Chapel-en-le-Frith town centre.

The property forms part of a predominantly twentieth-century housing estate characterised by:

- detached and semi-detached dwellings
- regular building plots
- domestic rear gardens

- modern suburban streetscape
- limited historic townscape character

The dwelling is set back from the principal historic core of Chapel-en-le-Frith and is physically and visually separated from Market Street and the Townend Conservation Area by intervening residential development, roads, boundary treatments, and changes in urban grain.

The proposal relates solely to the rear domestic curtilage of the property.

3. Description of the Proposal

The proposal comprises:

- a modest single storey rear extension to the host dwelling

The extension is domestic in scale and subordinate to the principal house. It is proposed to the rear elevation only and would not affect the principal public-facing elevation.

The development would be read entirely within the context of the existing residential plot and surrounding modern suburban development.

No demolition of historic fabric is proposed.

No works are proposed to any designated heritage asset.

4. Legislative and Planning Policy Context

National Planning Policy Framework (December 2024)

Paragraph 207 of the NPPF states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

Paragraphs 212–215 further require decision-makers to give great weight to the conservation of designated heritage assets and to assess any harm against the public benefits of the proposal.

Where development results in no harm, proposals should be supported where they preserve the significance of heritage assets.

5. Assessment of Heritage Significance

5.1 Townend Conservation Area

Townend Conservation Area derives its significance from the historic core of Chapel-en-le-Frith, particularly the character and appearance of Market Street, High Street, traditional gritstone buildings, historic street patterns, important civic and religious buildings, and views through the town to the surrounding Peak District landscape.

The Chapel-en-le-Frith Conservation Area Character Appraisal identifies Lower Market Street as containing important historic frontage, with significant public and religious buildings and uninterrupted views along Market Street toward the surrounding hills. It also notes the prominence of Methodist buildings within this historic streetscape. ([High Peak Borough Council](#))

The significance of the conservation area is primarily experienced through:

- historic built form along Market Street
- traditional stone architecture
- enclosure and continuity of historic frontages
- key views and vistas
- the relationship between listed buildings and the historic street pattern

The application site does not contribute positively to this significance due to:

- its modern suburban character
- physical separation from the historic core
- lack of visual or functional relationship with Market Street
- absence from key public views into or out of the conservation area

Its contribution to the conservation area's significance is therefore negligible.

5.2 Townend Methodist Church (Grade II)

Townend Methodist Church was listed Grade II on 12 April 1984.

Historic England describes it as a church dating from circa 1874, constructed of rock-faced coursed squared gritstone with gritstone dressings and a slate roof. It includes a gabled nave, transepts, a north porch, and a distinctive north-west tower with octagonal spire. The interior retains galleries, cast iron columns, contemporary pews and stained glass. ([Historic England](#))

Its significance derives from:

- Victorian ecclesiastical architectural quality
- landmark presence within Market Street

- historic communal and religious function
- high quality stone construction and detailing
- group value with adjacent Methodist Junior School

Its setting significance is derived principally from its immediate relationship with Market Street, the Methodist Junior School, and the surrounding historic townscape.

The application site lies at some distance and outside this immediate historic setting. Intervening modern housing and streets prevent meaningful visual intervisibility between the church and the application site.

The proposal therefore does not affect the asset's significance through setting.

5.3 Methodist Junior School (Grade II)

Methodist Junior School was listed Grade II on 12 April 1984.

Historic England records the school as dating from 1853 with extensions of 1887 and 1929, built in coursed squared gritstone with gritstone dressings and stone slate/tiled roofs. It is included partly for its architectural interest and explicitly for its group value with the adjacent Methodist church. ([British Listed Buildings](#))

Its significance derives from:

- surviving Victorian educational architecture
- Methodist educational history
- group value with Townend Methodist Church
- contribution to the historic Market Street streetscape

Its setting is similarly defined by its immediate relationship with the church and the historic street frontage.

The application site does not form part of that setting in heritage terms and does not contribute to appreciation of the listed building's significance.

No harm would arise.

6. Impact Assessment

The proposed development is a modest domestic rear extension within the private curtilage of a modern dwelling.

Key considerations are:

- the proposal is physically remote from designated heritage assets

- it is visually contained within a modern residential context
- there is no intervisibility with the listed buildings
- there is no interruption of important views identified within the conservation area appraisal
- no historic fabric is affected
- no change occurs to the setting that contributes to heritage significance

The proposal would therefore result in:

No harm to:

- the significance of the Townend Conservation Area
- the significance of Townend Methodist Church (Grade II)
- the significance of Methodist Junior School (Grade II)

The proposal preserves the character and appearance of the conservation area and preserves the setting and significance of nearby listed buildings.

The impact is considered neutral.

7. Conclusion

This Heritage Statement has assessed the proposed single storey rear extension at 8 Quentin Road against the requirements of Paragraph 207 of the NPPF (December 2024).

The site is not itself a designated heritage asset and lies outside the Townend Conservation Area. While nearby designated assets exist to the north-west, the site is sufficiently separated in physical, visual, and townscape terms that the proposal would not affect their significance.

The extension is modest, domestic in scale, and confined to the rear of the property within an established suburban context.

It is concluded that:

The proposal would cause no harm to the significance of nearby designated heritage assets and would preserve their setting and significance.

Accordingly, the proposal accords with national heritage policy and should be considered acceptable in heritage terms.
