

Conservation Team Advice

Date: 11/06/2026

Application Ref: HPK/2026/0169

Site Address: New Mills Leisure centre Hyde Bank Rd, New Mills

Proposal: Increase in height of existing structure to create group exercise studio, new external fire escape stair and associated roof mounted plant

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Setting of: New Mills Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

New Mills Leisure Centre is located just outside of the New Mills Conservation area. New Mills Leisure Centre currently has a neutral impact upon the setting of the conservation area, as the late 20th century building is contemporary for the time of its construction and does not pick up on the vernacular architecture of the adjacent conservation area. However, due to the local topography and the building siting, it appears disconnected from the adjacent conservation area.

Assessment and Impact

The application seeks consent for increasing the height of a central section of the existing Leisure Centre. The new section will form an upper storey on top of the existing single storey section. It will have a pitched roof to match the existing building. The extension will be visible from the Conservation Area. However, the proposed extension will match the character of the existing leisure centre. Therefore, the proposal will maintain the existing neutral impact upon the setting of the New Mills Conservation Area.

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
- New Mills character appraisal (adopted July 2008)

Conclusions and Recommendations

In summary, the proposed extension is in keeping with the character of the existing Leisure Centre. Therefore, the proposal is considered to have a neutral impact upon the setting of the New Mills Conservation Area as outlined above. As such there are no heritage objections to the proposal.

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