

DELEGATED DECISION REPORT

HPK/2026/0106
Valid 12/03/2026

61 HAGUE STREET
GLOSSOP

NECESSARY REPAIRS AND RENOVATIONS - AMENDMENTS TO FENESTRATIONS. REMOVAL OF ASBESTOS ROOF AND REPLACEMENT OF FLAT ROOF OF THE EXTENSION, ADD CHIMNEY CAPS, REPAIR AND PART REPLACEMENT OF GUTTERING, EXTERNAL REPOINTING AND ADDITION OF EXTERNAL EXTRACTOR FANS. INTERNAL REMOVAL OF ASBESTOS AND REPAIR TO WALL RENDER AND REPLACEMENT OF INTERNAL INSULATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design & Conservation
- Amenity

DESCRIPTION OF SITE

The application site relates to a traditional stone-built, two-storey dwelling located on the north side of Hague Street, Glossop. The property is a late 18th century former pair of weavers' cottages, now combined into a single dwelling, and subsequently subject to notable 20th century alterations and extensions.

The site lies within the Whitfield Conservation Area, noted for its concentration of 18th century cottages associated with the early textile industry in Glossopdale. The property is itself Grade II listed, and is located within a wider group of traditional cottages and farmland located to the south and to the west.

PROPOSAL

Planning permission (and listed building consent) is sought for a range of external and internal repair and alteration works to a Grade II listed dwelling, including fenestration changes, internal alterations, roof replacement and repointing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
EQ7 Built and Historic Environment

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2024

Achieving Sustainable Development - Chapter 2
Achieving Well Designed and Beautiful Places - Chapter 12
Conserving and Enhancing the Historic Environment - Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- Replacement Canopy Over Picnic Table Retaining Wall With Entablature And Garden Tool Shed – HPK/0003/4090, Refused in 1994
- Restoration Of Front Of House (listed Building In Conservation Area) – HPK/0002/0968, Approved in 1984

CONSULTATIONS

Publicity

Site Notice expiry date: 15/05/2026
Neighbour consultation period ends: 09/04/2026
Press Advert: 23/04/2026

Public Comments

No comment.

Summary of Conservation Officer Comments

In summary, the proposed alterations are considered not to harm the Listed Building. However, some additional details are required via condition to ensure that special architectural and historic interest of the Listed Building are sustained and enhanced.

Derbyshire County Council Highways

No comment

OFFICER COMMENTS

Principle of Development

Full planning permission (and Listed Building Consent) is sought for minor alterations to a Grade II Listed Building that lies within the built-up area boundary of Glossop and within the Whitfield Conservation Area, and as such, whilst the general principle of altering an existing dwellinghouse is supported, given its location with the built-up area boundary of a Market Town, the application will also be supported if Officers are satisfied that the proposals will preserve or enhance the historic and architectural significance of the Listed Building and the wider setting of the Conservation Area, by virtue of its design.

Design and Conservation

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.

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

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 EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

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.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Chapter 16 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of historic assets.

Planning permission (and Listed Building Consent) is sought for window alterations, replacement of flat roofs, addition of chimney caps, repairs to guttering, external repointing, installation of external extractor fans, and replacement of internal insulation.

Fenestration Amendments

Following an officer site visit, it is considered that a number of the existing windows are unsympathetic to the host dwelling and some seem to be in a state of disrepair. The application proposes to replace several of the existing windows and introduce a new window to the rear elevation.

Specifically, it is proposed to replace six three-light mullion windows and a single window on the south gable with double-glazed aluminium casement units. Windows within the 20th century extensions would be replaced with timber-framed units. Following consultation with the Council's Conservation Officer, it is considered that, in principle, both aluminium and timber replacement windows are acceptable and would represent an improvement on the existing uPVC units. However, the application does not include a full window schedule or detailed specifications. As such, precise details of materials, design, method of opening, fixing, finish, and any ventilation features (including trickle vents) should be secured by condition prior to installation to ensure that the replacements preserve the character and appearance of the Listed Building.

Other works

The proposal includes the installation of cowls and ceramic caps to the chimney pots, external repointing works, and the repair and partial replacement of rainwater goods. While no objection is raised in principle to these works, full product specifications and details of the extent of replacement are required and should be secured by condition. The submitted information confirms that existing cement-based mortar would be removed and replaced with a lime-based mortar. This approach is supported, as it would improve the breathability and long-term condition of the Listed Building. However, a detailed repointing specification, including sample panels, should be agreed prior to works commencing.

It is also proposed to install two extractor fans on the rear elevation of the 20th century extension. Improved ventilation is supported; however, details of the external finish (expected to be cast iron style) should be secured by condition to minimise visual impact on the heritage asset.

The application further proposes the removal of internal cement render and its replacement with insulating lime plaster, alongside the installation of natural fibre-based insulation. The principle of removing cement render is supported, as this will enhance the breathability of the structure. Nevertheless, insufficient detail has been provided regarding the insulation system, and further specifications and a schedule of works should be secured by condition.

The proposed changes to the elevations would be visible from public vantage points.

Overall, the proposed alterations are considered not to result in harm to the significance of the Listed Building. Additional details are required via conditions to ensure that the building's special architectural and historic interest is preserved and enhanced, in accordance with the relevant paragraphs of the NPPF and Local Plan Policy EQ7.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The proposed works would not give rise to any amenity concerns. The additional proposed window, which faces east, would not directly overlook any neighbouring properties, and no properties are located within 21 metres of the west elevation.

CONCLUSION / PLANNING BALANCE

As presented in the submitted drawings, The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, and the National Planning Policy Framework. Approval is recommended subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 24/06/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council