

Conservation Team Advice

Date: 22/06/2026

Application Ref: HPK/2026/0106 (FULL) and HPK/2026/0108 (LBC)

Site Address: 61 Hague Street, Glossop

Proposal: (FULL) 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.

(LBC) Listed Building Consent for Necessary repairs and renovations - replacement of upvc windows, a new window to the rear of the property. Replacement of 2 external doors. 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.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – 61 Hague Street (List Entry No. 1384255) Whitfield Conservation Area Setting of: Grade II – 60, 62 and 64 Hague Street (List Entry No. 1384254) Grade II – 55, 57 and 59 Hague Street (List Entry No. 1384253)
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

61 Hague Street is a grade II Listed Building located within the Whitfield Conservation Area. The conservation area was designated for its high concentration of 18th century cottages set in the linear village core (medieval in essence), many of the surviving

buildings have an association with the early textile industry of Glossopdale. Hague Street features a number of Listed Buildings including 61 Hague Street. 61 Hague Street was two weavers houses, now one house, late 18th century in origin with substantial 20th century alterations.

Assessment and Impact

The applications seek consent for window alterations, replacement of flat roofs, addition of chimney caps, repairs to guttering, external repointing, addition of external extractor fans and replacement of internal insulation. Each element has been assessed below.

Fenestration Alterations

It is proposed to make a number of fenestration alterations including a new window and replacement of most of the existing windows. Most existing windows are unsympathetic uPVC windows. It is proposed to replace all existing uPVC windows. Two types of replacement window are proposed both have been assessed.

New Window

A new timber framed fixed window is proposed to the rear of the 1960s loft room. The new window will be inserted into a modern extension and will not be visible from the public domain. The window is a large square proportion which complements the boxy 1960s design of the extensions. As such there are no heritage objections to the new window.

Aluminium Windows

It is proposed to replace the 6 three light mullion windows, and the single window on the south gable with double glazed aluminium casement units. Aluminium windows are not a traditional window material. However, the casement windows traditionally used for mullion windows of this design would have been a metal casement, predominantly wrought iron or lead. As such the use of a modern metal alternative is considered acceptable in the absence of historic photos frames or sketches of the property showing the historic design. The proposed windows are considered to be an improvement upon the existing uPVC. However, the application does not include a full window schedule, this should be required via condition to ensure that the windows are an appropriate design.

Plans show a trickle vent to be inserted into the south gable window. This will be visible from Hague Street. As such will undermine the visual improvements achieved by the removal of the uPVC windows. Details of this trickle vent shall be obtain with window details, as alternative concealed trickle vents may allow for a less harmful appearance.

Timber Windows

It is proposed to install timber windows to match the few surviving timber windows in the 1960s extension. The application has not included details of the proposed replacement timber windows. While the principle of reinstating more sympathetic timber windows to the 1960s extension is acceptable, full details of all new windows will be required in a window schedule prior to installation to ensure that the final appearance of the units is appropriate.

Removal of asbestos roof and replacement of flat roof of existing extension

The application proposes to remove asbestos from the existing flat roofed extensions and replace the existing roof. the replacement roofs will be a like-for-like bitumen felt. No historic fabric will be lost, and the final appearance will remain unaltered. As such there are no heritage objections to the alteration.

Addition of chimney caps

It is proposed to add cowl and ceramic caps to the chimney pots. There are no heritage objections to this, however, no product details have been provided. These should be obtained via condition to ensure they do not harm the aesthetic value of the Listed Building.

Repair and partial replacement of guttering

The application description and heritage statement references the repair and partial replacement of guttering. The application has not provided details of the repairs or proposed replacements. There are no heritage objections to making good the rainwater goods. However details of the extent of replacement and the product details shall be obtained via appropriate condition.

External repointing

The application description and heritage statement references repointing. The heritage statement identifies the existing mortar to be cement based. The removal of cement-based mortar is supported as this will improve the breathability of the Listed Building. A specification for the repointing shall be provided prior to repointing in order to ensure that the new pointing is an appropriate match. Details shall include a schedule or specification and a sample area.

Addition of extractor fans

It is proposed to install two extractor fans to the rear wall of the existing 20th century extension. The improved ventilation of the kitchen and bathroom is supported. The application lacks details of the external vent finish. These vents should be a cast iron finish to protect the architectural interest of the Listed Building, details of which should be obtained via condition.

Internal removal of asbestos, repair wall render and replacement of internal insulation

The application seeks to remove the cement render from the internal wall and replace it with an internal insulating lime plaster. It is also proposed to install an internal natural fibre-based insulation with lime plaster finish. The principle of removing the cement render is supported as this will improve the breathability of the Listed Building. However, insufficient details of the proposed insulation have been submitted. Details lack a section of the proposed insulation, details of its material and an appropriate schedule of works. It is recommended that these details be obtained via an appropriately worded condition.

Legislation and Policy

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

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.

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
- Whitfield Conservation Area Character Appraisal (Adopted January 2014)

Conclusions and Recommendations

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.

Recommended Conditions

- Prior to the installation of the windows hereby approved, details of their material, design, specification, method of opening, trickle vents, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to the removal of any re-pointing a detailed specification, including details of the method of works, lime mix specification, and completed sample area shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The re-pointing shall thereafter be carried out in accordance with the agreed details and sample.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to the removal of existing render a detailed schedule of works, including method of removal, insulation specifications and method of application, shall be submitted and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details and sample.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to the removal of existing rainwater goods, , samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- Prior to the installation of the chimney caps hereby approved, specification details or product details of the new chimney caps shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the Listed Building.

Conservation Officer: Rachel Robinson
High Peak Borough Council