

Conservation Team Advice

Date: 26/06/2026

Application Ref: HPK/2026/0141

Site Address: Land at Miry Meadow, Chapel-en-le-Frith

Proposal: Full Planning Permission for the erection of 24 dwellings (Use Class C3), alongside access, car parking, landscaping and other associated works

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Chapel-en-le-Frith Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Chapel-en-le-Frith Conservation Area was designated for its 13th century origins. The town was named for the 13th century chapel which was built in the then forest, which sat on the modern day site of St Thomas Beckett Church. The town developed around the medieval church and market place, a settlement pattern which still exists today. Development historically spread in a linear form, along Market Street and High Street.

The application site is located within Area 8, identified within the conservation areas character appraisal. Area 8 has previously been partially developed at Miry Meadow, which the appraisal states “sits well within the context of the conservation area” due to the use of natural materials. The appraisal goes on to describe the land in which the application is sited as:

“Pickford Meadow contains in its south-western corner an old orchard surrounded by a dry stone wall. This wall and others that criss cross the site are in a bad state of repair. Church Lane and Roebuck Place are historical unmade tracks that contain the northern and southern boundary of Pickford Meadow. Roebuck Place runs from the Market Place to the public car park whilst Church Lane continues from Market Place to the courses where it picks up a network of public footpaths.”

Assessment and Impact

The application seeks full planning consent for 24 residential dwellings and necessary associated works. The proposal divides the dwellings into a variety of types: 9 type A dwellings (2 bedrooms), 2 type B dwellings (4 bedroom detached), 2 type C dwellings (3 bedroom semi-detached), 4 type D dwellings (2 bedroom semi-detached), 2 type E

dwelling (3 bedroom semi-detached), 1 type F dwelling (5 bedroom) and a block of 4 walk up apartments (1 bedroom).

The development will result in the loss of an open meadow in the medieval core of Chapel. The loss of the meadow will erode a small portion of the historical settlement plan form of the conservation area. However, the development has been design to retain three open spaces, allowing for the retention of the existing pond on site as a feature in the new street scape. Therefore, the development retains some of the key features of the meadow. This will provide a physical reference to the historic meadow, allowing legibility to the past history of the development. Unlike the adjoining Miry Meadow development, the dwellings are well separated, interspersed with grass lawns, shrubs and both private and street trees. This minimises the harmful impact of its loss upon the conservation area through retention and additional soft landscaping.

The conservation area appraisal praises the complementary use of natural materials at the adjoining Miry Meadow development. The design for the housing types has taken some reference from the adjacent development and the wider conservation area. A similar material approach should be taken with the proposed development, to further complement the material pallet of the conservation area. It is recommended that materials and finishes be agreed via condition to ensure approach natural materials are used throughout the development.

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).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

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
- Chapel-en-le-Frith Conservation Area Character Appraisal (Adopted July 2008)

Conclusions and Recommendations

In summary, the application proposes to redevelop the existing meadow into a 24 dwelling residential development using a variety of housing types. The proposed scheme takes design consideration from the adjacent Miry Meadow development and the wider conservation area. Furthermore, the proposal minimises the harm of losing the meadow by incorporating open spaces and soft landscaping. As such the harm caused by the development to the character, appearance and historic interest of the conservation area is low. In regard to planning policy this is considered to be less than substantial harm (NPPF para 215). It is for the planning officer to identify any public benefits to the scheme and weigh these in accordance with para 215 of the NPPF.

If minded to approve the application the following conditions are recommended:

- No development above damp proof course shall take place until manufacturer's details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

- No works shall be commenced in respect of the features identified below, until details of their design, specification, fixing and finish in the form of manufacturer's specifications or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out only in accordance with the approved details.
 - Windows
 - Doors
 - Rooflights
 - Ridge, verge and eaves
 - Rainwater goods

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

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