

DELEGATED DECISION REPORT

HPK/2026/0053
Valid 18/03/2026

2 ALBION ROAD
NEW MILLS

REPLACEMENT SHOP FRONT,
NEW EXTERNAL HANDRAIL,
AND REPLACEMENT STEPS

(FULL - MINOR)

MAIN ISSUES

- Principle of development.
- Character, Design, Amenity & Historic Environment.

DESCRIPTION OF SITE

The application site is an end terrace property located on the gateway junction of Albion Road and Union Road. The property falls within the built-up area boundary.

The application property is not located within a Conservation Area, however the new Mills Conservation Area does run adjacent to the eastern boundary of the property, with a section of the Conservation Area also running along the highway to the property frontage. The site therefore forms part of the setting of the Conservation Area.

PROPOSAL

The development largely relates to a new shop front, although other aspects form part of the proposal such as a new handrail and the re-laying of existing steps to the front of the premises.

The elements which form part of the shop front include:

- a) Change shop front windows from timber to uPVC.
- b) Replace shop front door and door frame in timber.
- c) Replacement of door side panel in timber.
- d) New timber stall riser.
- e) Make good the existing pilasters and fascia board.

Accoya wood is to be utilised for the development.

A separate application for advertisement consent has been submitted for adverts at the premises (Ref: HPK/2026/0109).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 4 Maintaining and Enhancing an Economic Base.

Policy S 6 Central Sub-area Strategy.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 6 – Building a Strong, Competitive Economy.

Part 12 – Achieving Well Designed Places.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Design Guide for Signs.

Design Guide for Shop Fronts.

New Mills Conservation Area character appraisal (adopted July 2008).

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6893 - Internally Illuminated Projecting Electric Box Sign - Refused.

HPK/0002/9446 - Change Of Use From Newsagents To Indian Hot Food Take Away
- Refused - 12/07/1990.

HPK/0003/0264 - Change Of Use To Office With Self Contained Flat - Approved
04/04/1991.

HPK/2016/0656 - Advertisement consent for proposed fascia sign - Refused
03/02/2017.

HPK/2026/0109 - Advertisement Consent for proposed new fascia sign displaying
the new business name (High Peak Hearing), and new advert on the existing side
panel of the building displaying the business details (High Peak Hearing) -
PENDING.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/04/2026.

Neighbour consultation period ends: 13/04/2026.

Press Advert: 23/04/2026.

Additional details have been submitted and the application description revised with agreement from the applicant. A re-consultation has been undertaken accordingly. Re-consultation comment deadline: 03/07/2026.

A summary of the points raised in the submitted comment(s) is as follows:

High Peak Borough Council Conservation Officer:

Comments dated 24/04/2026:

- 2 Albion Road is located adjacent to the New Mills Conservation Area, and appears as one of the gateway buildings into the main commercial centre of the Conservation Area (Union Rd). 2 Albion Road is an end terrace commercial property, at the end of a row of terraced dwellings.
- The application seeks to alter the shop frontage and install new signage. The proposed shopfront alterations will include the installation of new uPVC window frames to the existing timber shopfront. The timber pilasters will be retained. It is unclear if the existing tile stallriser will be retained or replaced with a timber stallriser as the application contains conflicting plans. The shopfront is located outside of the conservation area and appears mostly like-for-like in appearance. The uPVC windows may be considered acceptable as they are to be located outside of the conservation area, however, it is recommended that additional details are acquired via reasonable condition.
- A replacement sign is proposed to be installed on the end gable. The sign is similar in proportion to a previous sign on this gable end. The proposed sign will be visible from within the Conservation Area. However, the replacement sign will have a neutral impact upon the character and appearance of the Conservation Area.

Comments dated 25/06/2026:

- Following receipt of revised plans there are no heritage objections to the proposal. Condition previously recommended in comments dated 24/04/2026 is no longer required.

High Peak Borough Council Environmental Health:

- Guidance provided in relation to illuminated advertising.

Derbyshire County Council Highways:

- No objections. There appears to be no material impact on the public highway and therefore the Local Highway Authority has no further comments to make.

New Mills Town Council:

- No objections.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

Local Policy Position:

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within New Mills, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

The Central Sub-area Strategy (Policy S 6) seeks to promote the sustainable growth of the central sub-area boundary whilst protecting and enhancing the historic environment.

Policy S 4 seeks to maintain and where possible enhance the economic base of the Plan Area. This will be achieved by, amongst other things, supporting proposals that help to deliver an economic focus for the area. Policy S 4, however, is considered out of date when considered against the latest national policy and evidence and therefore will be given less weight within the planning balance.

Policy EQ 7 seeks to 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.

National Policy Position:

Part 16 of the National Planning Policy Framework (December 2024) sets out the national position for considering proposals which affect heritage assets. Paragraph 212 identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 identifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In order to establish whether the principle of the development is acceptable the Council needs to first establish, as per the general duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, whether the proposal will preserve or enhance the setting, character and appearance of the Conservation Area. This will be discussed and assessed later within the report.

Taking all these factors into account, it is considered that the principle of development at the site may be acceptable in policy terms, subject to all other material planning considerations being acceptable. The proposal currently complies with policies S1, S 2, S 4, S 6, and EQ 7 of the adopted Local Plan (2016).

Character, Design, Amenity & Historic Environment:

Policy EQ 6 of HPBC's local plan identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to local distinctiveness and sense of place. It seeks to achieve this by, amongst other things:

1. Requiring developments to be of high quality design that protects, enhances and / or restores landscape character.
2. Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
3. Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Council's adopted Design Guide, and Design Guide for Shop Fronts Supplementary Planning Documents, seek to build upon Policy EQ 6 and provide more detailed and practical advice for aspects such as design (size, siting, scale, materials, roof style etc) and impacts on neighbours in relation to possible overshadowing, massing, and overlooking etc.

Policy EQ7 seeks to ensure that heritage assets are concerned in a manner appropriate to their significance.

In accordance with policy and guidance, the Council has sought an amendment to the scheme in relation to the stall riser, for the existing tile stall riser to be replaced with a timber version. The applicant has submitted amended drawings accordingly to reflect this change. The Council adopted Shop Fronts SPD identifies the installation of timber stall risers as one of the key areas to retaining or reinstating traditional

shop front design, which respects the existing design and character of the host building and its setting.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Section 72).

As identified the building and shop front are not located within the Conservation Area, but the New Mills Conservation Area does run adjacent to the side (east) and front (south) of the property. The site therefore forms part of the setting of the Conservation Area.

It is proposed to replace the existing timber windows with uPVC, and replace the existing timber door with a new 4-paneled timber door. Existing decorative features such as the pilasters and fanlight above the door are to be retained and made good. In isolation the style and materials as proposed are considered not to cause harm to the character of the existing property, to the wider visual amenity of the street scene in this location, or to the amenity of any nearby resident. An assessment of the potential harm to heritage assets is to follow.

The installation of the handrail and relaying of existing steps etc are considered to be minor aspects of the proposal which will not impact the wider amenity of the street scene, character of the Conservation Area, or amenity of any nearby resident.

The alterations are mostly like for like in appearance, albeit the material change for the window frames from timber to uPVC. Whilst it would be preferable for the windows to be replaced with timber frames, on balance, given the location of the shop front relative to the extent of the Conservation Area and the scheme retaining the traditional design principle of the shop front, it is considered that the development in this instance would preserve the character and appearance of the Conservation Area. The amendments sought in relation to the stall riser are also considered to enhance the character and appearance of the Conservation Area to align with the Council's overall aim to enhance the quality of the built environment.

The initial consultation response from the Council's Conservation Officer considered that a suitably worded planning condition was required which sought details to be submitted and approved in relation to the proposed shop front windows, door, pilaster etc to ensure the alterations are undertaken in a suitable manner, in the interest of preserving the character and appearance of the Conservation Area. Following the revised plans submitted and the clarity received in relation to the extent of works proposed under this application, the further comments received from the Council's Conservation Officer confirm that a condition of this nature is no longer required.

The proposed signs are to be assessed under the separate application submitted which seeks advertisement consent. No consent for these aspects is granted or implied by virtue of the decision on this planning application.

CONCLUSION / PLANNING BALANCE

The development relates to alterations to the shop front of the existing commercial premises. Given the siting, scale and design of the alterations, they are considered not to result in harm to the visual amenity of the street scene, or the amenity of nearby residents.

The proposal will seek to retain or reintroduce traditional shop front design principles, resulting in a development which both preserves and enhances the character and appearance of the Conservation Area.

Having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 06/07/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council