

Conservation Team Advice

Date: 01/07/2026

Application Ref: HPK/2026/0226

Site Address: 76 Victoria Street, Glossop

Proposal: New external staircase and alterations to windows and doors

Consultation Response

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Supporting Statement and decided that no technical advice is required from Conservation.

Designated heritage asset response:

The development site is adjacent to Glossop St James Conservation Area (which is a designated heritage asset). When considering the impact of a proposed development upon a Conservation Area, the application should be determined in accordance with the duties in s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, great weight should be given to the heritage asset's conservation, as stipulated in par.212 of the *National Planning Policy Framework (2024)* and the application determined in accordance with Section 16 of the NPPF and policy EQ7 of the local development framework.

We have determined not to provide technical conservation advice in this case. If you believe specialist conservation advice is required, please contact conservation@highpeak.gov.uk

Conservation Officer: Rachel Robinson
High Peak Borough Council