

Conservation Team Advice

Date: 03/07/2026

Application Ref: DOC/2026/0040

Site Address: 40 Glossop Road, Charlesworth

Proposal: Discharge of condition 3, 4 and 5 in relation to planning application
HPK/2023/0343

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Charlesworth Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Condition 3 - Prior to the use of any facing or roofing materials, samples of the materials to be used in the construction of external walls and roof of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials.

Document 1045 *Removal of Conditions* includes details of the proposed stone and roofing materials to be used. The proposed stone panel appears to be a natural stonewall with a regular coursing. The proposed stone panels are considered to be in keeping with the adjacent dwellings at no. 34 and 38 Glossop Road. As such there are no heritage objections to the use of this stone.

This document also shows reproduction stone slates. A key aspect of the special interest of the conservation area is identified within the character appraisal as “*Visual harmony resulting from use of a limited palette of natural building materials, largely locally quarried stone with stone or slate roofs*”¹. The character appraisal goes on to recommend that controls be put in place to prevent unsympathetic changes in roofing material (para 9.13), although such controls have not been implemented this assessment highlights the potential threat that artificial building materials have over the distinctive character of the conservation area. The proposed use of a reproduction stone tile introduces the potential to undermine this harmony. Reproduction materials

¹ [Charlesworth Conservation Area Character Appraisal, Adopted October 2010](#)

often do not age in the same manner as their natural counterparts, as such stand out over time. It is therefore recommended that a natural material alternative be considered to retain the character and appearance of the conservation area.

Condition 4 - The rooflights shall be of a conservation type fitted flush with the roof covering. Prior to the installation of any rooflights, details of the make/model, colour and sizes of all rooflights shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Document *GGL_70_conservation_en-GB_GB* provides product specification details of the proposed rooflights. These details show a conservation style Velux rooflight which is considered acceptable. As such there are no heritage objections to the discharge of condition 4 in accordance with these details.

Condition 5 - Notwithstanding details on the application form and plans the windows shall be heritage style UPVC/aluminum windows and prior to the installation of any windows or doors, details of all new windows and external doors and colour, including details of cills and lintels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Document *1045 Removal of Conditions* shows some standard uPVC window details. However, these details do not meet the requirements of condition 5. As such I recommend that this condition is refused. The following details are absent from the submission:

- Details of all external doors
- Details of window colour, finish and product details
- Details of cills and lintels

Conservation Officer: Rachel Robinson
High Peak Borough Council