

HERITAGE STATEMENT

Proposed Change of Use from Retail Unit (Use Class E(a)) to Neighbourhood Bar (Sui Generis)

Site Address:

75 High Street West
Glossop
Derbyshire
SK13 8AZ

June 2026

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the change of use of the existing premises at 75 High Street West, Glossop, from a retail unit (Use Class E(a)) to a neighbourhood bar (Sui Generis).

The application site is located within the Norfolk Square Conservation Area and consideration has therefore been given to the potential impact of the proposal upon the significance, character and appearance of this designated heritage asset.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant local planning policy.

The proposal relates solely to a change of use. No extensions, demolition, structural alterations or external alterations are proposed.

2. Site Description

The application site comprises an existing ground floor commercial premises located on High Street West within Glossop town centre.

The property forms part of an established terrace of commercial buildings and contributes to the continuous commercial frontage which characterises this part of the town centre.

The premises were most recently occupied as a retail unit and are currently vacant.

The building occupies a prominent position within the Norfolk Square Conservation Area and forms part of the wider historic commercial environment which contributes to the area's character and appearance.

3. Significance of the Heritage Asset

The Norfolk Square Conservation Area derives its significance from a combination of architectural, historic and townscape qualities, including:

- The historic pattern of streets and development within Glossop town centre.
- The concentration of traditional commercial buildings and shopfronts.
- The established character of the town centre streetscape.
- The architectural appearance and scale of the surrounding buildings.
- The area's contribution to the historic and economic development of Glossop.
- The active commercial uses which contribute to the vitality and viability of the town centre.

The application property contributes positively to the character and appearance of the Conservation Area as an existing commercial premises forming part of the established town centre frontage.

4. Description of the Proposal

The proposal relates solely to the change of use of the premises from retail use (Use Class E(a)) to a neighbourhood bar (Sui Generis).

No extensions are proposed.

No structural alterations are proposed.

No demolition works are proposed.

No external alterations are proposed.

The existing shopfront, glazing, entrance arrangement and external appearance of the building will be retained.

The existing building footprint will remain unchanged.

The proposal therefore relates entirely to the use of the premises rather than any alteration to the physical appearance of the building.

5. Assessment of Heritage Impact

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The proposal will have no adverse impact upon the significance, character or appearance of the Norfolk Square Conservation Area.

The application does not involve any alterations to the external appearance of the building and therefore does not affect the architectural character, historic fabric or visual appearance of the property.

The existing shopfront, glazing, entrance arrangements and overall appearance of the building will remain unchanged.

As the proposal relates solely to a change of use, the character and appearance of the street scene will remain unaffected.

The proposal will bring a currently vacant commercial premises back into active use and secure the continued occupation of a town centre building.

The beneficial reuse of vacant commercial premises supports the vitality and viability of town centres and contributes positively to the long term preservation of Conservation Areas by reducing the risk of prolonged vacancy, deterioration and neglect.

The proposal will maintain an active commercial use within the town centre and support the local economy whilst preserving the character and appearance of the Conservation Area.

The proposal therefore results in no harm to the significance of the designated heritage asset and preserves the character and appearance of the Norfolk Square Conservation Area.

6. Conclusion

This application seeks planning permission for the change of use of an existing vacant retail unit to a neighbourhood bar.

The proposal involves no extensions, no demolition, no structural alterations and no changes to the external appearance of the building.

The proposal will secure the continued active use of a vacant town centre commercial premises, support the vitality and viability of Glossop town centre, and preserve the character and appearance of the Norfolk Square Conservation Area.

It is therefore concluded that the proposal accords with the National Planning Policy Framework, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and relevant local planning policy.

The proposal preserves the character and appearance of the Norfolk Square Conservation Area and planning permission is therefore respectfully requested.

Prepared in support of a planning application for:

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Version 2