

Conservation Team Advice

Date: 24/04/2026

Application Ref: HPK/2026/0234

Site Address: LAND REAR OF 44 TO 46 TOWN LANE CHARLESWORTH

Proposal: Erection of a single detached dwelling and associated landscaping

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Setting of Grade II 46 and 48 Town Lane List entry No. 1087987 Charlesworth Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The site is located within the setting of grade II Listed 46 and 48 Town Ln, and within the Charlesworth Conservation Area. Charlesworth Conservation Area Character Appraisal (CCACA) identifies a number of significant factors that contribute towards the character, appearance and setting of the conservation area. These are as follows:

One of the key characteristics of the landscape setting of Charlesworth is open fields enclosed by dry stone walls, some containing mature trees of native species surrounding the area para 4.10.

There is a strong enclosed feel to Town Lane and surrounding the proposed development site and this is noted in the character appraisal.....The centre of the village and much of Town Lane has an enclosed character due to the more dense nature of the buildings and the high stone walls either side of Town Lane (para 4.56).

Higher Charlesworth, on the eastern side, is the older part of the settlement consisting of stone-built farmhouses, three-storey handloom weavers' cottages and the Independent Chapel with some of the surviving buildings dating from the mid-17th century. This group is set within fields enclosed by dry stone walls. The setting of this group is much enhanced by the surrounding fields and open views. (para 4.93)

As such the application site, being an undeveloped green field, contributes positively to

the setting of the conservation area. Furthermore, it contributes positively to the wider setting of the Grade II Listed 44 46 Town Lane, located approx. 24m northwest of the application site.

Assessment and Impact

The application proposes a single detached dwellinghouse. The proposed dwelling will be of stone with a slate roof, accessed via a shared access track from Chapel Brow.

The sites natural topography consists of a rising hillside, which continues along Chapel Brow. Existing dwellings along Chapel Brow utilise the natural topography by creating split levels at ground floor level (e.g. Spring Cottage; Rose Cottage and Woodcock View). These existing dwellings work successfully with the hillside, rather than against it, resulting in a less engineered final appearance. The proposed scheme fails to replicate this, requiring an extensive degree of excavation and enclosing the proposed dwelling in high retaining walls. This results in a heavily engineered appearance which is not characteristic of the adjacent conservation area and built environment.

The design proposes a straight ridgeline with rooflights with a flat roofed connecting element in the middle of the dwelling. When viewed from the proposed principal elevation this creates an unusual built form, reminiscent of a chapel. This chapel like appearance conflicts with the setting of the nearby Independence Chapel's (List No Entry 1087982) significance as a rural place of worship. Furthermore, the proposed alterations fail to overcome the concerns of overengineering the site, creating a recessed dwelling enclosed by high retaining walls. Such extensive excavation of the site lowers the dwellings height, reducing views from the listed independence chapel. However, such engineering works creates an uncharacteristic site layout which harms the setting of the conservation area.

Furthermore, the dwelling would present its side elevation to Chapel Brow, with the principal elevation facing a private access track. This has the effect of the dwelling 'turning it's back' on the road. Dwellings along Chapel Brow all face onto the road. where existing dwellings are set back in their respective plot, the dwelling is sited at an angle to ensure the principal elevation faces the road (for example Freshwater Cottage and Chapel Barn). As such the proposed orientation of the dwelling appears out of character with the established building character and street scene.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority

shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 (para.210).

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

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
- Charlesworth character appraisal (adopted October 2010)

Conclusions and Recommendations

In summary, the proposed new dwelling is considered harmful to the setting of the Grade II Listed 46 and 48 Town Lane, and the Charlesworth Conservation Area due to the overengineered appearance and dwellings orientation. In terms of planning policy this is less than substantial harm (NPPF para 215). On this basis it is recommended that the application be refused.

Conservation Officer: Rachel Robinson