

Conservation Team Advice

Date: 24/07/2026

Application Ref: HPK/2025/0488 AND HPK/2026/0080

Site Address: Victoria Hall, Talbot Street, Glossop

Proposal: Two new external doors are proposed to be installed, replacing the existing timber doors

AND

Listed building consent for internal alterations to the derelict and disused basement to create additional work and storage spaces, as well as refurbishing the existing accessible WC and external fire exists, refurbishment to the original sash windows and ground works to provide safe level access to the basement. This will allow for an increased capacity to the basement floor of the Hall and increase its use capabilities within the community. Furthermore, our client would like to reopen an original opening on the ground floor to allow for improved circulation and better use of the space

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Victoria Hall and Public Library (List Entry No. 1384300) Glossop Norfolk Square conservation area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice – Amendments

Assessment and Impact

Additional details have been received following concerns raised in conservation comments dated 19/02/2026 and 24/03/2026. Previous comments identified a number of outstanding details. These have been reviewed in turn:

Product details for proposed handrail

Email from the agent/applicant that the proposed handrails will be bespoke, to the following specification:

Material : Mild steel Grade S275JR – BS EN 10025-2

Hot Dip Galvanising : In accordance with BS EN ISO1461

Powder coating : In accordance with BS EN 13438. Colour to be green to match external doors.

These details are considered acceptable within the curtilage of the Listed Building and conservation area.

Consideration to use of timber in place of aluminium doors proposed

The agent has agreed to the use of timber external doors. However, no updated door schedule has been provided. As such this should be secured via an appropriately worded condition.

Details of the proposed level path alteration including site or landscaping plan, and materials proposed

It has been confirmed that the existing path level will not be altered but widened in accordance with plan ref: HPBC-AHR-VH-LG-DR-A-90-P01(A) - Proposed External Works and Details. This is considered acceptable in order to improve accessibility to the Listed Building.

Product details for the proposed aluminium vents

It has been confirmed that the proposed vents are to be a 'plastic material and anthracite in colour' to match existing vents across the building. The use of plastic fixture and fittings is not typically considered acceptable for Listed Buildings. Furthermore, Conservation Officers have been unable to identify existing plastic vents on the building's exterior. Therefore, we are unable to support the use of plastic vents at this time. As such details of the proposed extraction vents should be confirmed and agreed via an appropriately worded condition.

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 (par.210).

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
- Glossop Character Appraisal (adopted March 2006)

Conclusions and Recommendations

In summary, there remain heritage benefits to bringing the dilapidated basement back into use and improving accessibility to the listed building is similarly supported. Additional information has addressed some of the outstanding details previously identified. It is considered that the remaining details can be secured via appropriate condition. As such there are no further heritage objections to the proposed works subject to the inclusion of the conditions recommended below.

Recommended conditions

- Notwithstanding the details of plan ref: HPBC-AHR-VH-00-DR-A-31-P01, all external doors shall be timber construction only which shall be retained for the lifetime of the development.
- Prior to the installation of the extraction vents hereby approved, details of their external finish, in the form of product details shall be submitted to and agreed in writing by the Local Planning authority. The development shall thereafter be carried out only in accordance with the approved details and maintained for the lifetime of the development.

Reason -: To order to safeguard the special architectural appearance of the listed building in accordance with Policy EQ7 of the High Peak Local Plan.

Conservation Officer: Rachel Robinson
High Peak Borough Council