

Conservation Team Advice

Date: 29/07/2026

Application Ref: HPK/2026/0209

Site Address: 3A Hallcrest Lower Lane, Chinley

Proposal: Single Storey side Extension

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

Conservation Advice

Summary of Significance

3A Hallcrest Lower Lane is a semi-detached dwelling located within the Chinley Conservation Area. The dwelling is a late 20th C dwelling located in the core of Chinley. The pair of semi-detached dwellings stand out as a modern insertion into the conservation area.

Assessment and Impact

The application seeks consent for a single storey side extension with a single pitched roof. The proposed extension will be flush with the principal elevation of the host dwelling. Side extensions should have a subordinate appearance to the host dwelling, as such the proposed extension should be set back from the front elevation in order to maintain the character and appearance of the conservation area.

Legislation and Policy

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

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).

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

Conclusions and Recommendations

In summary, the proposed single storey extension should be set back from the principal elevation in order to achieve a subordinate appearance to the host dwelling. Setting the extension back will mitigate any harm to the character and appearance of the conservation area. If officers are minded to approve the application the following conditions are recommended.

Recommended conditions:

- Before any construction occurs above damp-proof course (DPC), samples of all new stone to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed stone details.
- Before the new roof(s) hereby approved are installed, samples or detailed specifications of the new roof slates, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed materials.
- Prior to the installation of the windows and doors hereby approved, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason:- To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan.

Conservation Officer: Rachel Robinson
High Peak Borough Council