

Conservation Team Advice

Date: 05/08/2026

Application Ref: HPK/2026/0242

Site Address: Padfield Brook House, Little Padfield, Glossop

Proposal: Demolition of former outbuildings and wall adjacent to house, and replacement with single storey side extension and other associated works

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Padfield Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☒	Padfield Brook House
		Site of Padfield Brook Mill (HER monument record MDR11452)

Conservation Advice

Summary of Significance

Padfield Brook House is located in the Padfield Conservation Area. The dwelling is discussed in depth within the Padfield Conservation Area Character Appraisal¹ (PCACA). Padfield Brook House and outbuildings are notably included with the PCACA recommendations for local listing (page 49) as the site represents the local cotton spinning and weaving industry.

Padfield Brook House was formally the Mill-owners house for Padfield Brook Mill. The dwelling was attached to the Mill which was in operation from 1793 until ca. 1912. While the majority of the mill complex was demolished fragments remain. Most well preserved is that of the mill-owners house, Padfield Brook House and formal entrance from Redgate. Remains of outbuildings are remain on site (PCACA page 15). The PCACA also states 'there may also be archaeological evidence for the original mill, the site of which is now a lawn' (PCACA page 16).

Further to the dwellings strong links to local milling history the dwelling, Padfield Brook House is an attractive dwelling. The classical front door and symmetrical principle elevation is makes the dwelling stand out as distinctive in character (PCACA pages 26 and 30). The dwelling presents a strong and formal character when compared to the simple weavers terraced cottages present along Platt St. This

¹ PCACA - https://www.highpeak.gov.uk/media/232/Padfield-character-appraisal-adopted-February-2015/pdf/hqPadfield_Appraisal_Feb_2015.pdf?m=1484758766030

decorative, elegant façade, and isolated position within the settlement is indicative of the dwellings original purpose as the mill-owners residence.

Furthermore, the site is located on the Derbyshire Historic Environment Record (HER) as a site of potential archaeological interest as the site of the former Padfield Brook Mill (MDR11452)². For the reasons outlined above Padfield Brook House presents as a non-designated heritage asset located within the Padfield Conservation area.

Assessment and Impact

The application seeks to demolish the former outbuilding attached to the dwellinghouse and construct a single storey side extension. The proposed extension will be set back from the principal elevation of the host dwelling with a small walled courtyard form to the front. The extension will be constructed of reclaimed stone with a zinc roof.

The application includes a structural statement which has outlined the generally unstable condition of the structure. Officer site visit identified that a portion of the wall to the rear of the ruin had come down since Officers previous site visit in 2025. As such it is accepted that the existing ruin requires intervention in order to preserve the historic fabric. Prior to the demolition of the remaining ruin a building recording should be made and deposited within the Derbyshire HER.

It is proposed to retain the existing front elevation of the ruin, and decrease the height to form a small front courtyard. The higher wall to the northern side of the proposed courtyard will be deconstructed and rebuilt. The rebuilding of the wall is supported to ensure the stability and preservation of the historic wall. It is further proposed to soft cap the proposed wall with grass turf. This will allow for better long term preservation of the higher portion of the ruin. Soft capping is considered to have long-term conservation benefits for ruined walls, being less disruptive to historic fabric, and requires less maintenance than traditional hard capping methods³. As such the use of soft capping will retain the character of a ruin for the taller section of wall. This is therefore supported in terms of heritage impact. However, a method statement for the reconstruction of the wall and its capping should be provided prior to demolition.

The proposed extension will be constructed of the reclaimed stone from the application site. This will allow for the retention of the historic material on site and is supported. Should additional stone be required details should be provided via an appropriate condition.

² [MDR11452 - Padfieldbrook Mill \(site of\), Padfield - Derbyshire Historic Environment Record](#)

³ [Soft Capping to Protect Ruined Masonry | Historic England](#)

It is proposed to install a zinc roof. The zinc roof will have minimal visibility from the public right of way (no. 111) located to the rear of the application site. A zinc roof would not typically be considered acceptable within the Conservation Area, nor within the context of an NDHA. However, in this case the use of contemporary materials will contrast with the use of the re-claimed stone, avoiding a pastiche appearance. On this occasion the use of re-claimed stone to avoid the unnecessary loss of historic fabric is considered to be favourable over the creation of a pastiche, imitation of the former outbuilding.

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).

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).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (para 216).

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
- Padfield Conservation Area Character Appraisal (adopted February 2015)

Conclusions and Recommendations

In summary, the applicant has justified the demolition of the existing ruins which are in a poor condition. Continued inaction will likely result in the gradual loss of the ruins and its historic fabric. The proposed scheme offers an opportunity to record the remaining ruins, and retain a small portion of the historic footprint in the proposed courtyard to the front. The remaining historic stone will be re-claimed and used within the proposed extension. As such there are no heritage objections to the proposal subject to conditions.

Recommended condition:

- No works shall commence until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' [Level 3] has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of this agreement.

Reason: To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

- Prior to demolition the a method statement for rebuilding or and capping the northern and eastern courtyard wall shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the historic fabric of the non-designated heritage asset.

- The existing ruins shall not be demolished before a contract for the carrying out of the works of redevelopment of the site has been made, a copy of which shall be submitted to and agreed in writing by the Local Planning Authority before development commences.

Reason: To ensure that redevelopment follows relatively soon after demolition, to avoid the replaceable loss of the built historic fabric

- The single storey extension hereby permitted shall be constructed in reclaimed stone from the existing structures on site only, or if insufficient stones are available, in an alternative natural stone, details or samples of which shall first

have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the retention of historic fabric, and preserve the character and appearance of the Conservation Area.

- Before the new roof(s) hereby permitted are installed, samples or detailed specifications of the new roof materials 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.

Reason: To ensure the development preserves the character and appearance of the Conservation Area and non-designated heritage asset.

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