

## Conservation Team Advice

**Date:** 06/08/2026

**Application Ref:** HPK/2026/0268

**Site Address:** Oakleigh North Road, Glossop

**Proposal:** Proposed Rear Orangery

|                                                   |                                     |                               |
|---------------------------------------------------|-------------------------------------|-------------------------------|
| <b>Heritage assets affected:</b>                  |                                     |                               |
| <b>Designated Heritage Asset(s):</b>              | <input checked="" type="checkbox"/> | Howard Park Conservation Area |
| <b>Non-Designated Heritage Assets(s) (NDHAs):</b> | <input type="checkbox"/>            |                               |

## Conservation Advice

### Summary of Significance

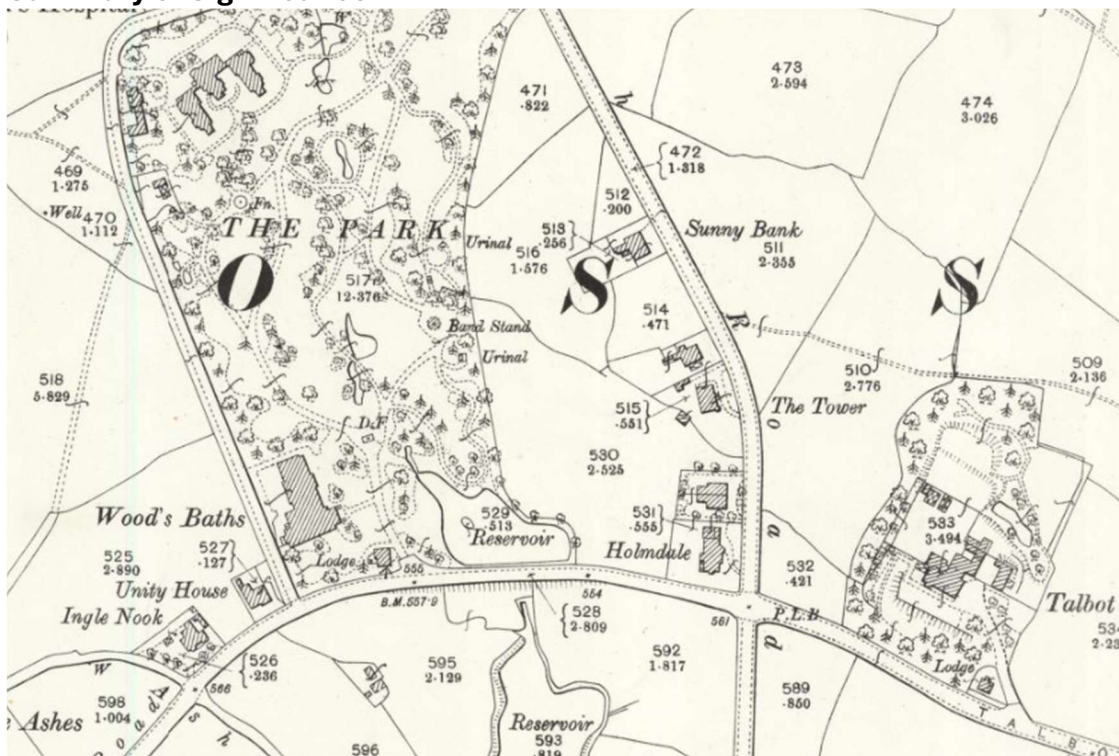


Figure 1 – 1898 map of application site<sup>1</sup>

<sup>1</sup> [View map: Ordnance Survey, Derbyshire II.12 \(Charlesworth; Glossop\) - Ordnance Survey 25 inch England and Wales, 1841-1952](#)

Oakleigh is located within the Glossop Howard Park Conservation Area. The conservation area was designated for its association with Howard Park. 1887 marked the Golden Jubilee of Queen Victoria, and as such a number of proposals were put forward to mark the occasion for the benefit of the public. The Wood family, cotton industrialists and prominent local employers, announced their intention to provide a hospital, baths and a public park for the use of the people of Glossop. The land was subsequently donated by Lord Howard of Glossop, with funds donated by the Woods for the landscaping, laying out of the park and construction of the Wood's Hospital. This forms what is now known as Howard Park and Reubens Retreat.

Oakleigh is located near to Howard Park and appear on historic maps (figure 1) to have historically backed onto fields separating the Park from the application site. This field has previously been developed (Park Dene Drive) to insert a physical separation from the host dwelling to the park.

### **Assessment and Impact**

The application seeks to replace the existing rear uPVC conservatory with a new uPVC orangery. The proposed orangery will occupy the same footprint as the existing conservatory. As such only glimpse views of the orangery will be visible from North Road. The use of uPVC is not encouraged within the conservation area, however, as the existing conservatory is uPVC the change will sustain the existing character and appearance of the conservation area. Details of the final appearance of the uPVC should be agreed via an appropriately worded condition in order to ensure that the orangery does not harm 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).

### 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 orangery is considered to sustain the character and appearance of the conservation area. As such there are no heritage objections subject to recommended condition(s):

- Prior to the installation of the windows, doors and roof lantern 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 works shall be carried out only in accordance with the agreed details.
- No trickle vents shall be inserted into the windows/doors hereby approved
- Before the construction of any verges or eaves, details of the treatment of verges and eaves hereby granted consent 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 verges and eaves details.

Reason(s): In order to preserve 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