

Conservation Team Advice

Date: 07/08/2026

Application Ref: HPK/2026/0224

Site Address: 75 High street West, Glossop

Proposal: Change of use of the existing retail premises (Use Class E(a)) to a neighbourhood bar (Sui Generis)

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Glossop Norfolk Square Conservation Area Setting of: Grade II The Oakwood (List Entry No. 1384270)
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

75 High street West is located within the Norfolk Square Conservation Area and is located within the setting of the Grade II listed Oakwood. The Norfolk Square conservation area was designated for its high concentration of 19th and 20th century buildings which represent the historic development of Glossop commercial centre. The majority of buildings within this commercial core are high quality vernacular buildings of stone with timber shopfronts. Oakwood and no. 75 High Street 'bookend' a row of terraced shops within the commercial core of Glossop.

Assessment and Impact

The application seeks to convert the existing commercial unit to a neighbourhood bar. There are no heritage objections to the change of use and associated internal alterations.

Plans show that no external changes are proposed. No. 75 High Street West retains a traditional timber shopfront with recessed doorway. The traditional shopfront contributes positively to the character and appearance of the Conservation Area. Therefore, the retention of the existing shopfront is supported. Plans do not show details of proposed external signage. Proposed signage should be restrained to the

designed fascia boarding. Oversized fascia signage as previously used at no.75 detracts from the architectural design of the traditional shopfront and thus harms the character and appearance of the conservation area. Thus, it is recommended that signage details are secured via an appropriately worded condition to ensure signage aligns with the High Peak Design Guide for Signs.

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)
- High Peak Design Guide for Signs
- High Peak Design Guide for Shop Fronts

Conclusions and Recommendations

In summary, there are no heritage objections to the change of use and retention of the existing shopfront. It is recommended that a suitable condition be applied to control the installation of proposed signage to ensure that subsequent signage is in keeping with

the character and appearance of the conservation area. And High Peak Design Guide for Signs.

Recommended conditions

Prior to the installation of any fascia boarding, details of their design, scale, material(s) and finish in the form of drawings and sections to no less than 1:20 scale), shall be submitted to and approved in writing with the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details.

Reason:- In the interests of preserving the character and appearance of the Norfolk Square Conservation Area

Conservation Officer: Rachel Robinson
High Peak Borough Council