

Conservation Team Advice

Date: 25/08/2026

Application Ref: HPK/2026/0283 (FULL) AND HPK/2026/0284 (LBC)

Site Address: Thornlea Farm, Higher Chisworth

Proposal: (FULL) Proposed raising the height of the boundary stone wall, replacement stable block and paddock fencing

AND

(LBC) Listed Building Consent for proposed raising the height of the boundary dry stone wall, replacement stable block and paddock fencing

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Grade II – Thornlea Farmhouse (List Entry No. 1087958) Higher Chisworth Conservation Area
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The application relates to the grade II listed Thornlea Farm and stables associated with the dwelling. The main dwelling was originally a mill building built in the early 19th C. The mill was later converted to a dwelling. The site also features a number of historic outbuildings located outside of the curtilage of the listed dwellinghouse. These outbuildings have been previously altered and converted; however, they retain the character of associated outbuildings and contribute positively to the setting of the listed building.

Assessment and Impact

The applications seek consent to raise the height of the boundary wall around Thornlea Farm. The existing dry stone wall ranges in height from 675mm to 1090mm. It is proposed to raise this to a consistent 1500mm. Elevational details of the proposed raising in height have been provided and show a random coursed dry-stone wall, topped with vertical coping stones to match the pattern of the existing dry-stone wall. Details have not been provided of the stone to be used to raise the height. As much existing stone as possible should be reused and any new stone should match the colour and coursing patterns of the existing stone.

The applications also seek consent to replace the existing stables, and add a post and rail fence to the existing paddock. The proposed stables will be increased in depth by 3000mm to provide two field shelters in the field to the rear of the stables. The stables themselves will be vastly like-for-like in appearance and size. The stables themselves and the majority of the associated field are located outside of the conservation area boundary. Furthermore, the proposed stables and post and rail fencing are considered to be in keeping with the existing character and appearance of this field. As such there are no heritage objections to the proposed replacement stable and field boundary treatments.

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 (August 2026)

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or

- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

E9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

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 application proposes to raise the height of the dry-stone boundary wall around the Listed Building and proposes to replace the existing stable and post and rail fence to a field on the edge of the conservation area. The proposed stables and field fencing are mostly outside of the conservation area and appear consistent with the existing character and appearance of the field. In terms of planning policy this is considered to have no effect on the significance of the Conservation Area (NPPF Policy HE5 2b). The proposed raised dry-stone wall will also appear consistent with the existing boundary treatments, subject to condition recommended below this is considered not to effect the significance of the Listed Building or Conservation Area (NPPF Policy HE5 2b).

Recommended conditions

- All existing stones from the existing dry-stone walls shall be stored and reused in the proposed raised boundary walls. Any new stone necessary to raise the height of the dry-stone wall shall match the colour, texture, and coursing of the existing stones.

Reason:- To ensure that the development preserve the character and appearance of the Conservation Area and safeguards the special architectural or historic appearance of the Listed building in accordance with policy EQ7 of the High Peak Local Plan (2016).

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