

Conservation Team Advice

Date: 27/08/2026

Application Ref: HPK/2026/0158

Site Address: 3 Mill street, Hayfield

Proposal: Retrospective planning permission is sought for the erection of wooden garden shed & erection of wooden bin store

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

Conservation Advice

Summary of Significance

The Hayfield conservation area is characterised by its dense, close-knit core and 18th and 19th century development. The settlement form follows the steep hillsides of the Sett valley, which presents a striking contrast to the surrounding moorlands. 3 Mill street is a mid-terraced cottage of stone with a slate roof, characteristic of the conservation area.

Assessment and Impact

The application seeks retrospective consent for the erection of a wooden garden shed and wooden bin store. The two outbuildings have been erected forward of the principal elevation of 3 Mill Street.

The majority of the dwellings outdoor amenity space is located to the front of the dwelling. As such the space has the appearance of a domestic garden. Due to the existing boundary wall the bin store cannot be seen from Market Street. The roof of the shed can be viewed from the pedestrian path on Market Street however, the majority of the shed is obscured by the existing boundary treatment and vegetation. As such the outbuildings do not appear dominating within the street scene. Furthermore, the structures appear characteristic of a domestic garden. Subsequently, there are no heritage objections to the application. In terms of planning policy this is considered to be no effect on the significance of the Conservation Area (NPPF 2026 HE5 2b).

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 (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.

HE9: 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
- Hayfield character appraisal (adopted October 2011)

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High Peak Borough Council