

DELEGATED DECISION REPORT

HPK/2026/0082
Valid 02/03/2026

NEW MILLS SCHOOL
BUSINESS AND
ENTERPRISE COLLEGE
CHURCH LANE
NEW MILLS

LISTED BUILDING CONSENT
FOR THE REMOVAL AND
REPLACEMENT OF 2NO. FIRE
DOORS IN ROOMS 058LI AND
027OFF, RETAIN AND TREAT
EXISTING DOOR IN ROOM
+061KIU, AND INSTALL 2NO.
FIRE DOORS IN CORRIDORS
013CA. ALL WORKS WITHIN
BLOCK 2

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Principle of development.
- Historic environment.

DESCRIPTION OF SITE

The application site is a Grade II Listed Building, which is also listed on Derbyshire County Council's Historic Environment Record.

The site is an active secondary school located within the build-up area of New Mills, within the Boroughs central sub-area.

PROPOSAL

Following a review of the application submission and a visit to the site, some aspects of works as originally applied for did not require listed building consent as these were to take place internally within a separate none listed block within the school grounds. An aspect of the proposal was also changed to seek to now retain a door which was originally proposed for removal.

The application description was subsequently amended (with the agreement of the agent) to reflect the above. The scheme now before the Council for determination consists of the following works, all taking place within Block 2 (the main Listed school building), with the reference to room numbers corresponding with the submitted Floor Plan of the Building (Drawing No. 525061-CDP-XX-00-DR-B-2001 Rev.A):

- a) Removal and replacement of 2no. fire doors in rooms 058LI and 027OFF, Doors D03 and DO4 respectively.

- b) Retain and treat existing door in room +061KIU, Door D01.
- c) Install 2no. fire doors in corridors 013CA, Doors D02 & D05.

The door references (D01-05) correspond to the following products, based on the submitted Door Schedule (Drawing No. 525061-CDP-XX-XX-DR-B-7001 Rev.A) and Proposed Doors (Drawing No. 525061-CDP-XX-XX-DR-B-5001 Rev.A) plans:

- 1. D01 = Retain existing door. New paint finish to be applied in 'Jet Black' (RAL colour 9005).
- 2. D02, D03, D04 & D05 = Single or double timber doors of varying sizes. All to have a plywood/MDF smooth face finish with glazing panels. Doors to be painted Ash Grey (Colour BS4800 - 00A01).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy S 6 Central Sub-area Strategy.

Policy EQ 7 Built and Historic Environment.

National Planning Policy Framework (August 2026):

DM3: Determining development proposals.

S3: Presumption in favour of sustainable development.

S4: Principle of development within settlements.

HE4: Securing the conservation of heritage assets.

HE5: Assessing effects on heritage assets.

HE6: Proposals affecting designated heritage assets.

HE7: Decisions on non-designated heritage assets.

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6724 - Provide Linked Path With Steps From The Existing School Building To New Sports Centre Situated West Of School Site - Approved 20/07/1977.

HPK/0003/2395 - Single Storey Replacement Extension Following Fire Damage & Extensions To Laboratory Kitchen & Hall - Approved 08/05/1993.

HPK/2023/0524 - Listed building consent to replace the old lead roof with a terne coated steel alternative - Approved 28/08/2024.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/04/2026.

Neighbour consultation period ends: 09/04/2026.

Press Advert: 23/04/2026.

A summary of the points raised in the submitted comment(s) is as follows:

High Peak Borough Council Conservation:

Comments dated 21/04/2026:

- The site is one of only two known examples of a quadrangular design by designer George Widdows, and the original plan form remains legible.
- The interior of the building retains a number of original fixtures and fittings of special interest, including window and door joinery, original cupboard joinery, fireplace surrounds with glazed tiling, and the inner entrance hall area retains wall panelling.
- The application seeks to replace 3 existing doors, and install 2 new doors within the corridors.
- The 2 new doors will be inserted into the existing corridor, and will not require the loss of any historic fabric. As such these doors will not impact upon the special architectural or historical interest of the Listed Building.
- The heritage statement provided fails to make a detailed assessment of the 3 doors proposed for replacement. A detailed assessment of the existing doors should be provided, including details of the age of the door and their contribution to the special historic interest of the Listed Building.
- The loss of the 3 doors is likely to cause a degree of harm to the special historic interest of the Listed Building. However, this has not been appropriately assessed in the supporting documentation submitted. The significance of these doors must first be identified in order to suitably identify the level of harm caused. Without a proper assessment of the harm, this cannot be appropriately weighed against any potential public benefits of the scheme.
- In summary the application does not include an adequate assessment of the special interest and significance of the historic elements proposed for replacement. In the absence of an appropriate assessment, the level of harm cannot be thoroughly identified.

Comments dated 09/06/2026:

- Amended details have been submitted which has added additional assessment and justification to the Heritage Statement, and now also seeks to retain door D01.

- Door D01 retained and an intumescent paint and improved hardware applied to obtain a 60-minute fire resistance. The amendments will allow for the retention of the historic door while achieving the required fire safety needs. No heritage objections to this aspect.
- Doors D03 and D04 are not original and retain no historic value. The doors do however demonstrate a small amount of evidential evidence showing previous alterations within the Listed Building. As such the harm caused by their removal is very small. The amended heritage statement has offered additional justification that these doors are not fire safety compliant and that the replacement doors will offer a substantial safety improvement to the building as the library is located in the centre of the Listed Building. No heritage objections to this aspect.

Derbyshire County Council Archaeology:

- There will be no below ground archaeological impacts and there is no objection on these grounds.

Historic England:

- Are not offering advice in this instance.

New Mills Town Council:

- No objections.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

Local Policy Position:

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The application site falls within New Mills, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

The Central Sub-area Strategy (Policy S 6) seeks to promote the sustainable growth of the central sub-area boundary, by, amongst other things, protecting and enhancing the historic environment.

National Policy Position:

Part 20 of the National Planning Policy Framework (August 2026) sets out the national position for considering proposals which affect heritage assets. Policy HE6(1) identifies that 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, irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Policy HE4(2) sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter of the NPPF.

In order to establish whether the principle of the development is acceptable the Council needs to first establish, as per the general duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, whether the proposal will preserve the any features of special architectural or historic interest of the Listed Building. This will be discussed and assessed later within the report.

Conclusion:

Taking all these factors into account, it is considered that the principle of development at the site may be acceptable in policy terms, subject to all other material planning considerations being acceptable. The proposal currently complies with policies S1, S 2 and S 6 of the adopted Local Plan (2016).

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving a Listed Building (Section 66).

Policy EQ 7 of HPBC's local plan (2016) seeks to conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Policy HE6(1) of the NPPF (August 2026) identifies that 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, irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Policy HE4(2) sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter of the NPPF.

Policy HE5(2) requires an assessment to be undertaken of the developments potential impact on the significance of the heritage asset, and whether the proposal would have either a positive effect, no effect, or harm its significance. Where harm would be caused, the degree of harm should be identified, comprising either substantial harm where the development proposal would seriously affect a key element of the asset's significance (HE5(2)(c), or cause the total loss of the significance of a heritage asset (HE5(2)(d).

The proposal would result in the retention of an original door, replacement of two non original doors, and the installation of two new doors. The consultation response from the Council's Conservation Officer considers that, although the two non original doors proposed for removal do not form part of the original historic fabric of the building, their removal would result in a very small amount of harm due to their evidential value in showing previous amendments to the building over time. Therefore it is considered that substantial harm would not arise as a key element of the assets significance would not be seriously affected, nor would the proposal result in the total loss of significance. In relation to the two new doors (DO2 and DO5), these will be inserted into the existing corridor, and will not require the loss of any historic fabric. As such the Conservation Officers advises that these doors will not impact upon the special architectural or historical interest of the Listed Building and no heritage harm arises. Similarly for the treatment of Door DO1, the Conservation Officer identifies no heritage harm. She says the amendments will allow for the retention of the historic door but at the same time achieving the required fire safety needs

NPPF Policy HE6(3) therefore identifies that any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of Policy HE6. As substantial harm nor total loss would not arise as part of this proposal, Paragraphs 5 and 6 of Policy HE6 do not apply.

Policy HE6(4) however requires any harm to the significance of a designated heritage asset to be weighed against any public benefits resulting from the proposal. The existing building is an active secondary school. The current arrangements, which includes the corridor having no fire doors in the area, fails to provide safe and robust fire safety measures, to the current detriment of school pupils, staff, and the historic building itself. The new doors would achieve a 30-minute fire-rating with smoke seals and provide a compartmentalised escape route through the building. This would offer a substantial safety improvement to the building and help the school meet their required fire safety needs.

The proposal would therefore deliver public benefits and help to secure the continued long-term use of the heritage asset in a manner appropriate to its significance, in accordance with NPPF Policy HE4(1).

The consultation response received from the Council's Conservation Officer raises no heritage objections to the proposal.

CONCLUSION / PLANNING BALANCE

The principle of the development at the site, located within the built-up area, is considered to be acceptable.

A small amount of harm would likely arise from the development by virtue of the loss of some evidential value through the replacement of the two none original doors. However this harm would not amount to substantial harm or total loss of significance. Therefore the harm identified in considered to be outweighed by the public benefits of the scheme, insofar as the proposal would enable essential fire safety standards to be met, thus facilitating the continued long-term use of the designated heritage asset.

As such, having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 04/09/2026

X 

Signed by: Jane Curley

On behalf of High Peak Borough Council