

Conservation Team Advice

Date: 09/09/2026

Application Ref: HPK/2026/0303

Site Address: 44A Hadfield Road, Hadfield, Glossop

Proposal: Divide the existing garage into two units and add no access door

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Hadfield Conservation Area Grade II - 46 Hadfield Road (List Entry no. 1384242)
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

The application site is a small section of an existing single storey garage which faces onto Hadfield Cross. The application is made in association with no. 44A Hadfield Road, a dwellinghouse located approx. 19m from the application site. No. 44A Hadfield Road was a former outbuilding associated with no. 46 Hadfield Road (Grade II Listed). In 2004 (HPK/2004/0120) the dwelling was recognised as curtilage Listed and restored as it was in a poor condition. The garage now proposed for alteration is attached to the Grade II Listed 46 Hadfield Road, however, the garage is not considered to be ancillary to the Listed Building, and is suspected to have been rebuilt post 1948, as such is not considered to be curtilage listed.

Assessment and Impact

The application includes a brief heritage statement which makes no reference to the garages association with the Grade II listed 46 Hadfield Road. Furthermore, the heritage statement makes no assessment of how the proposed works would impact upon the setting of the Listed Building, or the character and appearance of the Conservation Area. As such the application fails to comply with policy HE5 (1) of the NPPF (2026). In the absence of a sufficient supporting heritage statement the application cannot be supported.

The application seeks to subdivide the existing flat roofed garage located to the rear of 46 Hadfield Road. The works would include removing mature vegetation which is

currently located in front of the garage. The front elevation of the garage is a combination of stone and red brick; however, the red brick is currently obscured by the vegetation on site. Red brick is not characteristic of the Conservation Area or street scene. It is therefore suggested that the frontage should be clad to cover the uncharacteristic redbrick with stone slips or a lime render to match the Listed Building.

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.

3. 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 this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

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.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

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 does not include a sufficient heritage impact assessment to comply with HE5 (1) of the NPPF (2026). However, if officers are minded to approve the application the following conditions are recommended:

- Notwithstanding the approved plans the details of the external material finish shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The works shall thereafter be carried out in accordance with the details as agreed.
- All external joinery, including doors, shall be of a timber construction only which shall be retained for the lifetime of the development. Details of their 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 before the doors hereby approved are installed. The works shall thereafter be carried out only in accordance with the agreed details.

Reason: To ensure the development preserves the setting of the Listed Building and the character and appearance of the Conservation Area in accordance with Policy EQ7 of the High Peak Local Plan.

Conservation Officer: Rachel Robinson
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