

## 5 Community Involvement

**5.1** Both English Heritage and Government guidance recommend the involvement of residents and businesses within conservation areas.

**5.2** *'The greater public support that can be enlisted...the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls.'*

**5.3** It was therefore essential that preparation of the Appraisal involved those with an interest in the Holehouse Conservation Area. Consultation was carried out in line with the principles set out in the Borough Council's approved Statement of Community Involvement. The Council placed draft documents on its website, prepared a press release for local papers and distributed a leaflet to all affected local residents and businesses. All comments have been considered in drawing up the final version of the Appraisal.

## 6 Local Generic Guidance

**6.1** High Peak Borough Council has published useful guidance *Conservation Area - Frequently Asked Questions* which is available on the website.<sup>(9)</sup>

**6.2** The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of:
  - any building within a Conservation Area exceeding 115 cubic metres in volume;
  - a boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within Conservation Areas. Six weeks' notice in writing to the local planning authority are required for work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

**6.3** The Council has published several relevant Supplementary Planning Documents: SPD1 on Planning Obligations, SPD2 on Residential Design (2005) and SPD5 Landscape Character (2006).

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9 Available at: [accessed 17.02.10].

## 7 Summary of Issues

7.1 There are a number of issues affecting the character of the Conservation Area:

- loss of historic street surfaces which have been replaced by tarmac, resulting in some diminution of character and appearance;
- poor quality street furniture, such as metal railings;
- intrusive garage on Marple Road;
- intrusive fencing and untidy yard at Chisworth Works;
- poor condition, vacancy and possible land contamination at Chisworth Works;
- loss of original windows and doors and replacement in inappropriate designs and materials;
- proposed development at Holehouse Mill;
- proposed development at Chisworth Works.

## 8 Recommendations

### Introduction

**8.1** The Conservation Area Character Appraisal has provided the basis for developing recommendations on control of development and change and proposals for enhancement for the Conservation Area. National conservation guidelines place a responsibility on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance. The following list of key recommendations should inform the next stage of preparation of a management plan for the Holehouse, Chisworth Conservation Area.

### Monitoring Change

#### Photographic Record

**8.2** The street-by-street photographic survey undertaken as part of the Appraisal will require regular updating to make it an effective tool. An example of the way lack of monitoring has had a marked affect on the character of the conservation areas is the loss of traditional joinery.

**8.3** The full digital photographic survey undertaken as part of the Appraisal will need to be regularly consulted and widely distributed within the local authority to ensure that alterations are effectively monitored.

**8.4** In time, another full photographic record will be needed. Provided that there is a measure of continuity in maintaining the record, it is not anticipated that this will be needed for 15-20 years.

#### Conservation Area Appraisal

**8.5** A recommended timescale for the review of the Conservation Area Appraisal is ten years. The character and appearance of most conservation areas generally does not change rapidly. The outcome of the review might therefore result in an addendum to this Appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the management strategy.<sup>(10)</sup> The updated Appraisal and related management proposals should be re-adopted by the local authority in support of the relevant Supplementary Planning Document.

### Recognition of Importance

#### Local List

**8.6** There is currently no mechanism for recognising the value of particular local buildings and communicating it to a wide audience. These buildings are not of sufficient quality to be listed according to national standards, but they may have individual architectural interest, they may have a particularly strong and meaningful association with locally important people or events, or they may simply be prominent local landmarks by which people find their way.

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10 English Heritage, Guidance on Conservation Area Appraisals (London: English Heritage, 2006) 22.

## 8 Recommendations

**8.7** It is recommended that a local list should be drawn up for Holehouse, which would need to be reinforced through Local Plan policy. Although identification in this list does not in its own right convey any additional control, the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list. Buildings and structures identified at Appendix 2 could be considered for addition to a future Local List.

**8.8** Lee Head Farm, nearby to the Conservation Area, has a date stone marked 1709 and is believed to be of listable quality. It is recommended that this building is considered for listing by English Heritage. Further research will be necessary to research the material held by the Glossop Historical Society for documentary evidence.



**Figure 62 Date Stone on Lee Head Farm**

### Enhancement

#### Control

#### Design Guidance

**8.9** Further design guidance is recommended to encourage the replacement of windows in appropriate styles and materials and discourage the rendering of natural stone in exterior walls.

#### Development Brief

**8.10** Outline planning permission has been granted for conversion of Holehouse Mill to offices and the construction of new houses. As any development here could affect the setting of the Conservation Area. There may also be development at Chisworth Works and it is recommended that a brief be drawn up for this site.

#### Article 4 Direction

**8.11** The Conservation Area Appraisal identified that the strong local identity provided by the 18<sup>th</sup> and 19<sup>th</sup> century buildings was being eroded by the cumulative effect of small-scale inappropriate alterations to individual houses. Articles 4(1) of the Town and Country Planning (General Permitted Development Order) 2010 enable local authorities to make certain directions withdrawing the permitted development rights given under the Order. It is recommended that an Article 4 Direction

## 8 Recommendations

be considered to bring under control those alterations which, if not sympathetically designed, pose the greatest threat to the distinctive local character. The Direction would control the following classes of permitted development:

- alterations to elevations;
- change of roof material;
- insertion of roof windows;
- alterations to doors and windows;
- painting of exterior stonework;
- textured paint or render;
- hardstandings and curtilage walls;
- satellite dishes and communications equipment in prominent locations.

## 9 Sources and Contact Details

### Acknowledgements

The historic photographs are held by the Glossop Heritage Centre collection, Councillor Anne Worrall and Glossop Library. Kathryn Sather & Associates is grateful for their assistance.

Historical Ordnance Survey Maps were reproduced with the permission of Glossop Historical Society.

### Published and Unpublished Works

Aikin, John. *A Description of the Country for Thirty to Forty Miles Around Manchester* (London: John Stockdale, 1795).

*Kelly's Directory of the Counties of Derby, Notts, Leicester and Rutland* (London: Kelly, 1891).

Lewis, S. *A Topographical Dictionary of England* (1848) [online] Available at: <http://www.british-history.ac.uk/report.aspx?compid=50866&amp;strquery=charlesworth> [accessed 04.02.10].

*Lysons' Topographical and Historical Account of Derbyshire* (1817).

Pigot & Co. *Commercial Directory for Derbyshire* (1835).

University of Portsmouth, *A Vision of Britain Through Time, Pages on Charlesworth* [online] Available at: <http://www.visionofbritain.org.uk/index.jsp> [accessed 03.02.10].

### Legislation and Guidance

*Planning (Listed Building and Conservation Areas) Act* (1990).

*Planning Policy Statement 5: Planning for the Historic Environment* (London: Department for Communities and Local Government, 2010).

*Planning Policy Guidance Note 16: Archaeology and Planning and the Historic Environment* (London: Department of the Environment and Department of National Heritage, 1990).

English Heritage, *Guidance on Conservation Area Appraisals* (London: English Heritage, 2005).

English Heritage, *Streets For All North West* (London: English Heritage, 2005).

Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

### Maps and Plans

1789 P. P. Burdett's Map of Derbyshire

1794 J. Aikin's Environs of Mottram in Longdendale

1857 Poor Law Map

1879 Ordnance Survey

## 9 Sources and Contact Details

1897 Ordnance Survey

1919 Ordnance Survey

1948 Ordnance Survey

2007 High Peak BC

### **Archives and Libraries Consulted**

Local Studies, Glossop Library

### **Contact Details**

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Municipal Buildings,  
Glossop  
Derbyshire  
SK13 8AF



## 10 Appendices: Supporting Information

### Appendix 1: Sites of Archaeological Interest

#### Sites of Archaeological interest recorded by the Derbyshire Historic Environment Record.

**10.1 SMR Number 3660** - MDR664 Chisworth Works, Coombes Lane, Holehouse.

**10.2** A late 18th or early 19th century mill building being used as a colour works in 1984. Charlesworth [sic] Bleach Works. This is a three storey mill building, dating to the late 18th or early 19th century. It was used as a bleach works at the end of the 19th century, and is now used as Bray's Colour Works [1984]. It is impossible to identify this mill from directories but it was possibly another cotton band manufactory. The existence of a mill pond on the 1st edition 25" OS map suggests that the mill was once water-powered. The mill pond appears to survive on modern OS mapping. The works are marked on modern OS maps as Chisworth Works. A three-storey late 18th or early 19th century gritstone mill building, with some modern buildings and a square stone chimney. In the yard is a handsome row of terraced cottages (see SMR 3674). A public footpath, which goes right through the site, provides a good opportunity to study the buildings and the industrial processes.

**10.3 SMR Number 3674** - MDR12162 Terraced housing, Chisworth Works, Coombes Lane, Holehouse.

**10.4** A terrace that is thought to have been built as worker's housing for the adjacent former Charlesworth Bleach Works (see SMR 3660), which is late 18th or early 19th century in date. A row of terraced housing appears on the 1st edition 25" OS map next to Charlesworth Bleach Works, which is now known as Chisworth Works (see SMR 3660). The mill building is thought to date to the late 18th or early 19th century. In the yard is a row of handsome terraced cottages.

**10.5 SMR Number 4106** - MDR12186 Toll House, Marple Road, Chisworth

**10.6** A former toll house at the junction of New Mills Road and the 1818 Sheffield-Glossop-Marple Bridge turnpike. It was extant by 1882. The building appears on the 1st edition OS map but is not named. A two-storey former toll house with a slate roof at the junction of New Mills Road and the 1818 Sheffield-Glossop-Marple Bridge turnpike. It is triangular in section where it faces the road.

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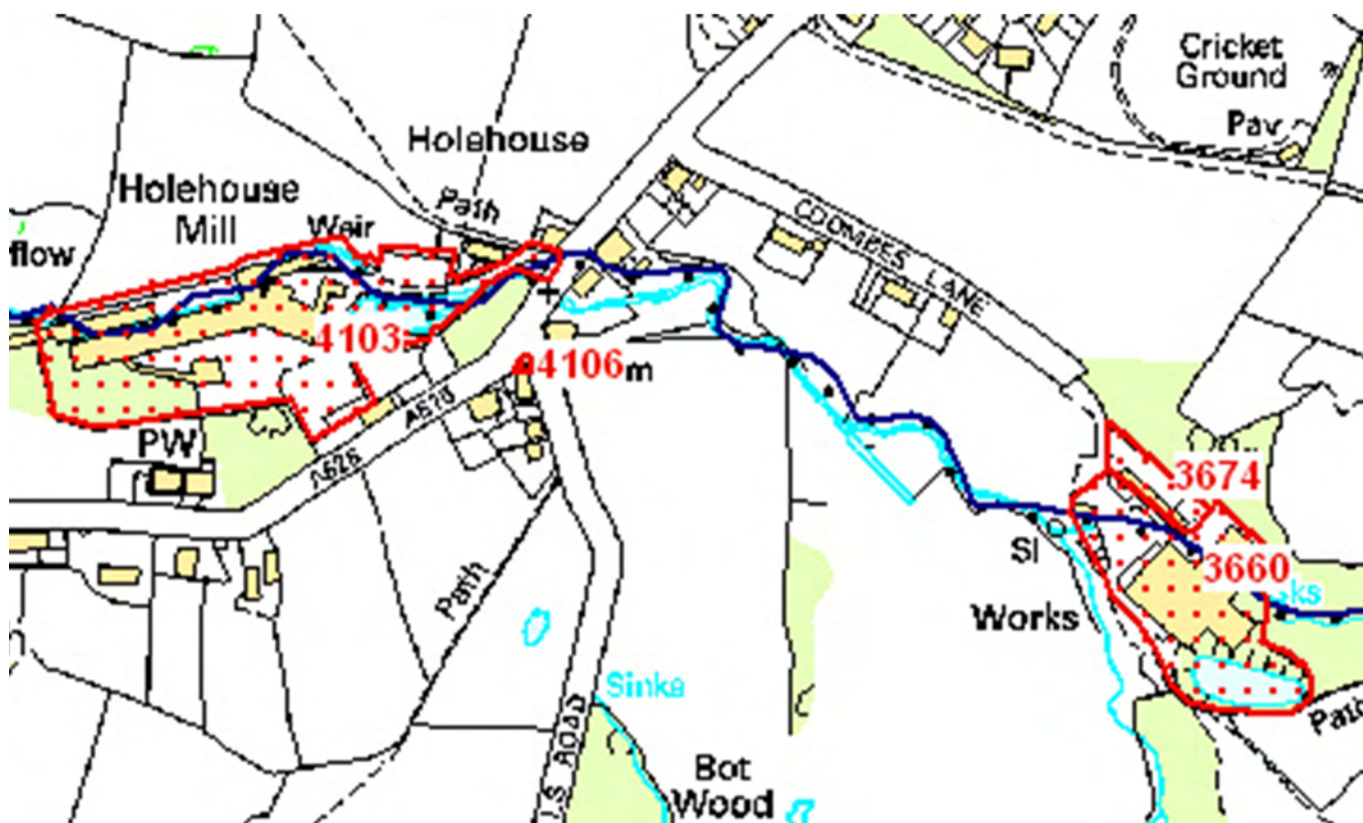


Figure 63 Historic Environment Record

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### Appendix 2: Locally Important Buildings

#### Toll Bar House, Marple Road

**10.7** This two-storey stone house has a canted end with windows positioned to afford a good view either way along the toll road. It has a slate roof and blue brick chimney although the windows have been replaced and a porch added. The turnpike road from Marple to Glossop was constructed in 1803 and this house presumably dates from around this time. The cottage appears on the 1857 map.



Figure 64 Toll Bar House

#### Chisworth House, 28 Marple Road

**10.8** This two-storey, three-bay stone house has ashlar window surrounds and a moulded ashlar door surround with the lintel decorated with an incised pattern and a short section of moulded cornice above. The single-leaf wooden door is part-glazed with original leaded glass. The house appears on the 1857 map.



Figure 65 Chisworth House

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**Figure 66 Door of Chisworth House**

### **Appendix 3: Development of Holehouse Mill**

**10.9** Holehouse Mill is a large complicated site adjacent to the Conservation Area and outline planning permission has been given for the re-development of the site. This section discusses the history and development of the mill site and this information will inform decisions about changes to the buildings.

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**Figure 67 North Gable of Original Building**

**10.10** Holehouse Mill is known to have opened by 1811 and is first shown on the 1857 map as a rectangular building which corresponds to the three-storey, six-bay stone building to the south of the entrance. However, the structure shown on the 1857 map is longer and this appears to have been reduced by 1879. The chimney has been built onto the south elevation but appears on the 1857 map and so must have been built by then.



**Figure 68 The Original Building**

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**10.11** There were also three smaller buildings at the northern end and an L-shaped building to the west, which probably constitute extensions. The north-west end of the L-shaped extension appears from the elevation to have been added later. A small building with windows at roof level also appears to have been added sometime later. The 1857 map also shows the narrow two-storey building which remains to the north-west of the main building.



**Figure 69 North Elevation of Main Block and Narrow Two-Storey Building**

**10.12** The mill had changed hands by 1870 and activities carried out there included cotton band making. The 1879 map shows a rope walk running westwards from the mill complex, with a narrow L-shaped building at the eastern end. There were also two other buildings to the south of the main block which were demolished sometime after 1919.

**10.13** The complex then remained largely unchanged, apart from the construction of a long building adjacent to the rope walk by 1897. This is the single-storey brick building now visible to the west of the main block.



**Figure 70 Single-storey Brick Building, 1880-c1895**

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**10.14** A small square building had also been constructed to the north-east of the main block and is the single-storey stone building at the entrance to the site. The 1919 map shows a further extension to the north elevation of the main block which has since been demolished.



**Figure 71 Single-storey Stone Building, 1880-c1895**

**10.15** The modern map shows the rope walk extant to the north of the single-storey brick building but the rope walk itself is not visible from the mill yard. However it appears to have been reduced in length as the eastern section is missing from the modern map. The present square building to the south of this was constructed in the late 20<sup>th</sup> century.

## 10 Appendices: Supporting Information

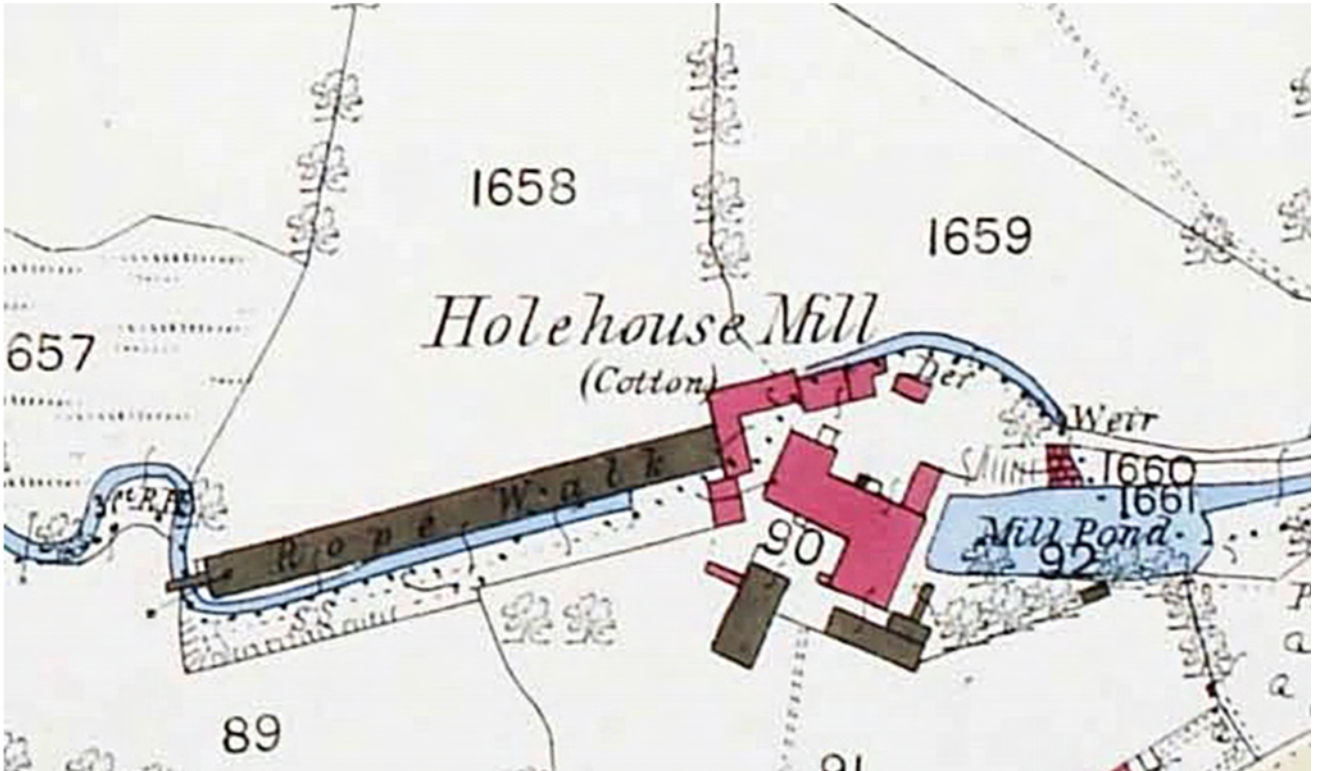
### Maps Showing Sequential Development of Holehouse Mill



Figure 72 1857



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Picture 1 1879

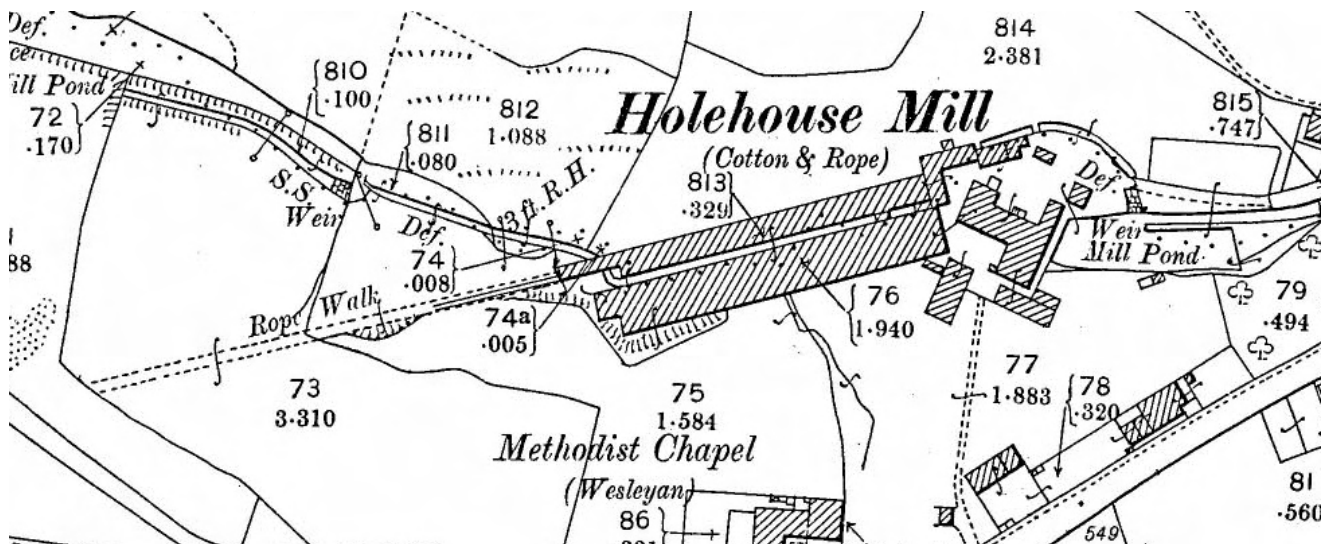


Figure 73 1897

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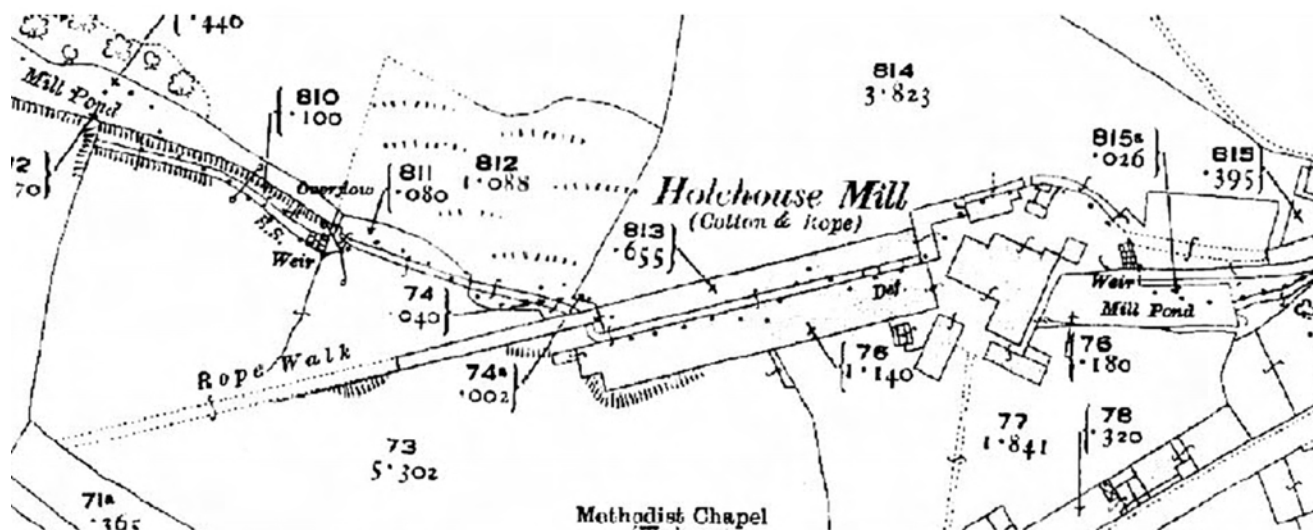


Figure 74 1919

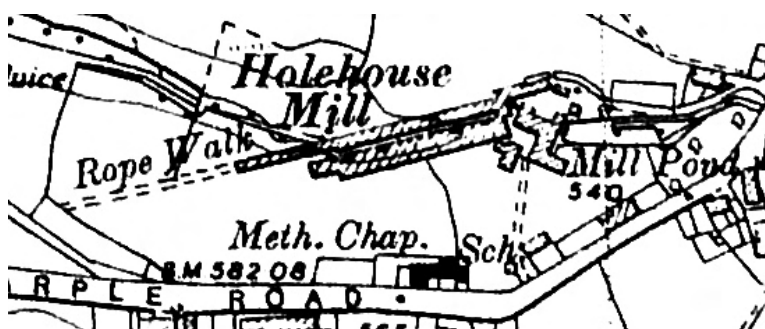


Figure 75 1948

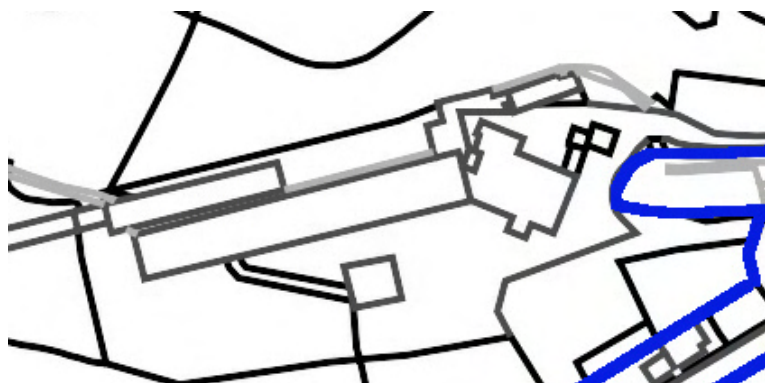


Figure 76 2010

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### Appendix 4: Saved Regional and Local Plan Policies

#### 10.16 *High Peak Saved Policies*<sup>(11)</sup>

#### 10.17 **Policy 12, OC4 - LANDSCAPE CHARACTER AND DESIGN**

10.18 Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- the landform and natural patterns of drainage;
- the pattern and composition of trees and woodland;
- the type and distribution of wildlife habitats;
- the pattern and composition of field boundaries;
- the pattern and distribution of settlements and roads;
- the presence and pattern of historic landscape features;
- the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

10.19 Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work. Where appropriate the Local Planning Authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990.

#### 10.20 **Policy 16, OC10 - TREES AND WOODLANDS**

10.21 Planning Permission will be granted for development, provided that:

10.22 it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement;

10.23 or exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development

10.24 Conditions will be imposed, and/or planning obligations sought, to ensure adequate protection and management of individual, groups and areas of trees and woodlands which are important for landscape, amenity, recreation or nature conservation reasons.

#### 10.25 **Policy 17, BC1 - EXTERNAL MATERIALS**

10.26 Planning Permission will be granted for development, provided that:

- the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area.

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11 High Peak BC. High Peak Saved Local Plan Policies [online]. Available at: [accessed 28.01.10].

## 10 Appendices: Supporting Information

**10.27** In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:

- areas conspicuous from the peak district national park and in conservation areas and their settings;
- other areas where natural materials predominate.

### **10.28 Policy 18, BC2 - SHOP FRONTS**

**10.29** Planning Permission will be granted for new or replacement shop fronts, and for their alteration and/or additions, provided that:

- the development will respect the size, proportions, age, character and architectural style of the building; and
- where appropriate, the development will be constructed to incorporate traditional details, features, proportions and materials; and
- the development will respect the character of adjacent buildings and the wider townscape.

### **10.30 Policy 19, BC3 - SECURITY MEASURES**

**10.31** Planning Permission will be granted for security measures, provided that the design, positioning and appearance:

- will respect the size, proportions, age, character and architectural style of the building and the wider townscape; and
- will not have an undue detrimental effect on the amenities of neighbouring occupants; and
- will not unreasonably impede public passage, particularly that of the visually impaired.

### **10.32 Policy 20, BC5 - CONSERVATION AREAS AND THEIR SETTINGS**

**10.33** Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

- the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and
- important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.

### **10.34 Policy 21, BC6 - DEMOLITION IN CONSERVATION AREAS**

**10.35** Planning Permission will not be granted for development in a Conservation Area which includes demolition of the whole or a substantial part of a building or structure, unless:

- the demolition will not harm the special architectural or historic character or appearance of the Conservation Area; or
- the building or structure to be demolished does not make a positive contribution to the special architectural or historic character or appearance of the area; or

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- the state of structural repair of the building or structure is such that it is incapable of reasonable and economic re-use; or
- redevelopment will produce substantial benefits for the community which would materially outweigh the loss resulting from demolition; and
- there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site.

**10.36** Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition.

### **10.37 Policy 22, BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS**

**10.38** Planning Permission will not be granted for alterations or extensions to Listed Buildings, unless:

- the historic form, character and structural integrity of the building will be retained; and
- architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and
- the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and
- Facing materials, installed and finished in a manner which match the original or existing materials, will be used.

**10.39** Conditions will be attached to any consent requiring that the features which will be destroyed are suitably recorded.

### **10.40 Policy 23, BC8 - SETTINGS OF LISTED BUILDINGS**

**10.41** Planning Permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination.

### **10.42 Policy 24, BC9 - DEMOLITION OF LISTED BUILDINGS**

**10.43** Planning Permission and/or Listed Building Consent will not be granted for development which will require the demolition of the whole or a substantial part of a Listed Building, unless:

- the condition of the building makes it impracticable to repair or renovate, and demonstrable efforts have been made to sustain existing uses or to find viable new uses for the building; or
- redevelopment would produce substantial planning benefits for the community which would materially outweigh the loss resulting from demolition; or
- there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site

**10.44** Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition, and that the building to be demolished is satisfactorily recorded.

### **10.45 Policy 25, BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES**

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**10.46** Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value.

**10.47** Elsewhere, Planning Permission will be granted for development, provided that:

- there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map.

**10.48** Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.

**10.49** Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that:

- archaeological or heritage features are recorded and retained intact in situ; or
- where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development.