DELEGATED DECISION REPORT

HPK/2012/0659 **27/11/2012**	**36 CHURCH STREET SOUTH GLOSSOP**	**LISTED BUILDING CONSENT - PROPOSED ALTERATIONS TO EXISTING DWELLING** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact on a listed building
- Character, form and design
- Amenity

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9511 – Replacement porch – Approved 1983
HPK/0003/6016 – Replacement front door – Approved 1997.
HPK/2012/0226 – Retrospective consent for internal alterations – Approved 2012.

CONSULTATIONS

Publicity
Site Notice expiry date: 27/12/2012
Neighbour consultation period ends: 26/12/2013
Press Advert: 03/01/2013

County Highways
No objections to Listed building application

Police Crime Prevention
No representations received

Neighbours
No representations received

Conservation Officer
In determining this application within the policies as set out in the NPPF consideration should be given to the significance of the heritage asset and how the proposals impact upon this. This property has undergone a certain level of modernisation some of which has been quite inappropriate. The application attempts to rectify some of these alterations. The 2 new openings are regrettable but mainly affects later stud additions and I do not therefore raise significant objections.

OFFICER COMMENTS
This application relates to a mid 17th century property located within a prominent position in the Old Glossop Conservation Area. The property is the largest in a row of similar properties, also listed. The property has been altered during the 19th and 20th century, some of which have been inappropriate for the buildings age and listing.

This application seeks listed building consent for a variety of alterations mainly internal, which seek to modernise the dwelling and reinstate traditional features. The alterations can be summarised as follows;

External
Refurbishment of front door, including stone repairs
Replacement of external rear windows with timber windows
Alteration to pitch of rear extension and replacement of roof extension covering

Internal
Relaying ground floor flags
Refurbishment of internal doors
Secondary glazing
Relocation of internal staircase
Two new internal openings to create internal doorways
New infill walls to be plasterboard
Removal of studwork and revealing masonry

Character, form and design and impact on the listed building
The proposed alteration to the rear roof slope is considered to be an acceptable form and design, allowing for the use of traditional materials which results in a visual improvement to the listed building. The remaining internal alterations to the building have been negotiated during pre application meetings within the Conservation area and are all considered to be acceptable and will have a positive impact on this listed building. Further detailing is required by condition.

Residential Amenity
The external alteration to the roof of the rear extension results in a minor increase in height and is not considered to impact on the amenity of neighbours. There are no other external alterations which impact on neighbours.

RECOMMENDATION : **APPROVE**

CASE OFFICER **Faye Gaskell** **DATE** **07/01/2013**

PLANNING APPLICATIONS MANAGER