

## DELEGATED DECISION REPORT

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HPK/2017/0019  
Valid 30/01/2017

1 BARCLAYS BANK PLC  
UNION ROAD  
NEW MILLS

PROPOSED REPLACEMENT  
OF WINDOWS AND DOORS,  
ROOFLIGHTS AND BALCONY  
TO REAR ELEVATION

(FULL - MINOR)

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### MAIN ISSUES

- Character, form and design within a conservation area
- Amenity
- Highways and Parking

### DESCRIPTION OF SITE

This application relates to the former Barclays Bank building located on the corner of Union Road and Rock Mill Lane. The building occupies a very prominent location and is within the heart of the town centre and conservation area boundary. The building is constructed from natural stone with traditional detailed sliding sash windows at ground and first floor level.

The building has previously been extended to the rear to create additional ground floor accommodation. The area is mainly commercial in nature, with residential properties mainly located at the rear off Rock Mill Lane. Although some of the properties in the vicinity of the site have replaced traditional windows with poor quality replacements and upvc windows, there are also examples of well maintained traditional sliding sash windows close by to the site.

### PROPOSAL

This building is to be taken back into use and occupied by an A2 use (bank).

This application seeks consent for the utilisation of the roof of the ground floor extension as a balcony gaining access from a proposed set of Upvc double doors for an outdoor area for staff. There is to be a glass balustrade set back 400m from the rear of the roof terrace edge.

The application was amended to address officer concerns about the loss of timber windows. It is now proposed to replace all of the first floor and rear facing windows with Upvc sliding sash windows ('Genesis' from Bison) finished in an anthracite grey, with the retention and upgrading of the ground floor timber. It was originally proposed to replace all windows with aluminium or Upvc.

Additional information was submitted during the course of the application to support the use of Upvc in line with conservation comments.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan 2016**

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
S6 Central Sub Area Strategy  
EQ 6 Design and Place Making  
EQ7 Built and Historic Development  
CF1 Retail and Town Centres  
CF 6 Accessibility and Transport

New Mills Character Appraisal (July 2008)

### **National Planning Policy Framework**

Paragraph(s) 14, 17  
Section 7 Requiring Good Design  
Section 12 Conserving and Enhancing the Historic Environment

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0001/6225 – Proposed single storey extension to rear of existing building for banking – Approved  
HPK/0003/0249 – Installation of Barclays Bank Machine – Approved 1991  
HPK/0003/8013 – Projecting shop sign – Approved 1999  
HPK/0003/8193 – Replacement ATM with slight alteration to height – Approved 1999  
HPK/2004/0246 – Relocation of main entrance and ATM and construction of external access ramp – Refused 2004  
HPK/2004/0442 – Lowering of step and replacement of entrance doors with automated doors – Approved 2004  
HPK/2011/0033 – Installation of CCTV to front elevation and installation of 3 new AC condensers on rear flat roof – Approved 2011.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 07/03/17  
Neighbour consultation period ends: 23/02/2017  
Press Advert: 02/03/1

### **Public Comments**

The rear balcony is totally out of character for the heritage/conservation area especially with a glass safety rail, but more importantly the rear of number 1 has no large upper window on the most outer rear wall which would over look the back unlike numbers 3, 5, 7 union road have and this is to protect the privacy of the

building which is 4 and 4A rock mill lane, so by allowing this balcony it would seriously affected the direct privacy of this building.

### **Town / Parish Comments**

No objections

### **Environmental Health**

No representations received

### **Derbyshire County Council Highways**

No objection

### **Conservation Officer**

Recommend refusal based on the installation of upvc windows at first floor. The application has insufficient information to demonstrate that the historic appearance of the windows will be maintained. There is a continuous run of buildings along the street with similar timber sash windows which contribute strongly towards the traditional historic character and appearance of the Conservation Area. This building, being a corner plot, is particularly prominent. The information submitted is lacking in detail to compare existing and proposed, the proposed details show applied horns and the larger frame size would be visible within the opening, there is no evaluation of the condition of the existing windows and why they cannot be repaired or replaced with painted timber slim-sealed units. The proposal does not accord with Historic England's best practice guide Guidance on historic windows 'Traditional Windows: their care, repair and upgrading' New Mills Conservation Area is covered by an Article 4 Direction which demonstrates the high level of importance the Council places on the proper protection of the distinctive character and appearance of the conservation area.

The installation of upvc windows and loss of historic windows on the principal elevations would result in the erosion of important details of the distinctive character and appearance of the streetscene within the Conservation Area. They would fail to safeguard the character and local distinctiveness of the Conservation Area. It would also set a precedent for the loss of other traditional joinery in the area.

### **OFFICER COMMENTS**

#### **Design and Visual Impact on the Conservation Area**

Section 7 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development. Section 12 of the NPPF seeks to conserve heritage assets in a manner appropriate to their significance. Where there will be less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal.

High Peak Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place. Policy EQ7 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 in accordance with sub area strategies.

Paragraph 3.2 of the Conservation area character appraisal outlines that most buildings [in New Mills conservation area] have a positively beneficial role to play in preserving or enhancing the character of the conservation area, giving a willing owner the opportunities for their repair and regeneration. This will continue to promote the enhancement, appearance and regeneration of the town.

The building occupies a very prominent location in the heart of the town centre and retains its traditional timber joinery which significantly contributes to the building historic character and appearance. The windows at first floor are all traditional sliding sash with timber mullion on the western elevation. The proposed first floor windows are to be changed to grey Upvc sliding sash designed windows, with grey upvc casement to the rear. The front entrance door is to be a grey aluminium with the existing ground floor windows to be repaired. It is also proposed to repair the stonework area where the previous ATM machine matching the dressed stone immediately adjacent to the void.

It is considered that the rear balcony balustrade and use of the terrace is acceptable. The glass is a minimalist enclosure which will not detract from the character or appearance of the host building and will be set back to reduce its visibility from public vantage points.

The proposed upgrading of the timber windows is welcomed.

The proposed Upvc windows however are not considered to respect the character or appearance of this building and will result in the erosion of important details of the distinctive character and appearance of the street scene within the conservation area. There are numerous high quality examples of traditional timber windows in the immediate vicinity of the site which collectively contribute to the character of the conservation area in this location. The proposed windows would have applied horns and a larger frame size which would be visible within the opening. The meeting rail will be considerably thicker and the paired sash will appear starkly different as the proposed window will have a much narrower central vertical section. The proposed windows would fail to safeguard the character and local distinctiveness of the Conservation area.

The applicant has not clearly demonstrated that the existing windows cannot be repaired, indeed the ground floor windows are to be repaired.

Although each application is determined on its merits, It is likely that the approval of Upvc would not only set a precedent for the ground floor to be replaced with upvc but

also for neighbouring buildings which would have serious implications for the historic character and appearance of this conservation area.

The proposals are therefore considered to conflict with the requirements of local plan policy EQ6, EQ7 and S7 and the requirements of NPPF para 131 and 134.

### **Amenity**

Para 17 of the NPPF seeks to secure a good standard of amenity for current and future occupiers. Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposal involves the insertion of a set of French doors on the rear elevation to access the roof space of the ground floor extension. This area will be enclosed with a glass balustrade and used as a terrace, with a 400mm set back from the edge of the balustrade. The terrace area will be 2.2m x 4.1m infilling the space between the existing second floor of the host building and the neighbouring stone extension.

The terraced area will introduce a new area for congregating at first floor with the potential to overlook the court area to the rear. The court yard at the rear is generally occupied by commercial uses with the properties along Union road (mainly commercial) having their rear elevation to the yard area. There are several residential dwellings also with their rear elevations into the yard although these are located over 21m from the proposed terrace. There are flats to the north of the building, although they are side on to the bank and at an oblique angle. In any event the terrace will only be available during opening hours of the bank (likely to be 9-5pm) and due to its limited width will not attract large numbers of occupants. This is a town centre location whereby general noise and activity in this rear courtyard area is acceptable and part of the existing character of the area.

All of the remaining windows are replacements of existing units and do not introduce any new openings.

The proposal is therefore considered to comply with local plan policy EQ6 in this regard.

### **Highway Safety**

The proposals do not alter the means of access to the building nor do they result in an increase in demand for parking. The proposals are therefore considered to comply with local plan policy CF6 in this regard.

### **CONCLUSION / PLANNING BALANCE**

Sustainability is at the centre of the NPPF, which includes economic, social and environmental aspects. The proposal would provide some minor economic benefits in respect of window sales and installation as well as savings to the occupants/applicants in terms of reduced heating and lower maintenance costs. The

proposal would also provide some minor environmental benefit from the improved thermal efficiency of the windows. However, the loss of the traditional glazing and the insertion of Upvc would erode the character and appearance of the conservation area and as such do not protect or enhance the historic environment. There is no evidence submitted that these windows cannot be replaced and internally double glazed. Therefore it is considered that the above very minimal public benefits associated with the development do not outweigh the harm to the designated heritage asset.

Weighing all factors in the balance, it is considered that the proposal does not constitute a sustainable form of development. The modest economic gains do not outweigh the environmental harm to the character and appearance of the building within the conservation area. As such, the proposed development conflicts with New Mills Conservation Area contrary to the provisions of Policies S7, EQ6 and EQ7 of the High Peak Local Plan 2016 and the guidance contained within Paragraphs 131 and 134 of the National Planning Policy Framework.

**OFFICER RECOMMENDATION :  
RFUSAL**

**Case Officer: Faye Plant**

**Recommendation Date: 26/04/2017**



**On behalf of High Peak Borough Council**