

The Bulls Head, Old Glossop

Planning Statement

on behalf of Inglenook Inns & Taverns Limited

February 2018



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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Inglenook Inns & Taverns Limited by Nexus Planning to support a full planning and Listed Building Consent application at The Bulls Head, Old Glossop in High Peak Borough.

Proposed Development

- 1.2 The proposed development is for the:

“Conversion of the existing public house into 4 dwellings and removal of existing rear extension”

- 1.3 The Bull’s Head application site is located within the Built-Up Area Boundary of Glossop and the Old Glossop Conservation Area. In preparing the application, the applicant has undertaken pre-application discussions with High Peak Borough Council (Ref: PAD/2017/0083).
- 1.4 This application reflects the outcome of these discussions and takes into account comments provided on the draft proposals.

Application Documentation

- 1.5 This Planning Statement has been prepared as part of a suite of plans and documents that form the planning application submission:
- Application Form and Certificates;
 - Design and Access Statement (BTP Architects, February 2018);
 - Heritage Statement (BTP Architects, February 2018);
 - Elevations, Floor and Roof Plans (BTP Architects, February 2018);
 - Site Plan; and
 - Location Plan.

Report Structure

1.6 The remainder of this application is structured as follows:

- application site and description of proposals;
- pre-application discussions;
- planning policy considerations;
- planning appraisal; and,
- conclusions.

2.0 Application Site and Description of Proposals

The Application Site

- 2.1 The application site ("the site") is approximately 0.04 hectares in size and directly corresponds to the curtilage of the existing Bulls Head Public House. The Bulls Head is a Grade II listed building. The original property, which is a three storey structure and of stone construction was built in 1605 as a Weaver's House and extended in 1783. To the rear of the property is a 20th century single storey extension. The property fronts directly onto the junction of Church Street, Dunne Lane and Well Gate. Vehicular access to the site is provided off Church Street. The application proposes to convert the property from a public house to its original residential use.
- 2.2 The Bulls Head is located in the ward of Old Glossop in High Peak Borough approximately 1 kilometre to the north-west of Glossop Town Centre. The site is located in an established residential area within the Built-Up Area boundary of Glossop, as defined by the High Peak Local Plan.
- 2.3 To the north the site is bounded by Dunne Lane and by residential development extending along Church Street to the west. Directly opposite the site is Glossop Parish Church with the development to the immediate east of the site being primarily residential. However there are a number of other uses in the immediate area including two Public Houses, 'The Wheatsheaf' and 'The Queens Arms'.
- 2.4 The site is located within the Old Glossop conservation area. A number of buildings in the surrounding area are Grade II listed, including the Glossop Parish Church and the Duke of Norfolk's Church of England School.
- 2.5 The site is located in a sustainable location within close walking distance of several bus stops. The nearest stop is located approximately 80 metres from the site at Well Gate.

Proposed Development

- 2.6 The development proposals provide for the change of use of the existing Bulls Head public house to provide 4 dwellings; 1no. one bedroom, 2no. two bedroom and 1no. four bedroom. It will also facilitate the removal of a 20th century extension to the rear of the listed building.

- 2.7 The internal plan of the proposals respond to the existing structure of the listed building, with the proposals being beneficial to the interior of the structure through economical use of internal space while maintaining the existing building envelope. The proposals have been designed to benefit conservation, use, security and access of the building.
- 2.8 The houses positioned at the east and west ends will be accessed from the existing front doors. The approach to the houses will be a level access, with a width accessible for wheelchair users. The scheme will not affect the route to the building from Church Street. Rear access is provided via Dunne Lane which aligns with the east side of Bulls Head leading to the back of the existing public house.

Planning History

- 2.9 A search of High Peak Borough Council's planning application database has indicated a previous application for the change of use of the upper floors of the Bull's Head to provide guest accommodation (ref: HPK/2007/0472). This application was approved in August 2007.
- 2.10 An additional application at the Bull's Head was approved in August 1999 for the conversion of a disused cottage to form a catering kitchen, dining room and two bedrooms (ref: HPK/0003/8239).
- 2.11 Within the boundaries of the Old Glossop Conservation Area, the Duke of Norfolk's Church of England School, also a Grade II listed building, was given planning permission in October 2016 for the change of use and conversion of the redundant school to form 4 apartments (ref: HPK/2016/0279). This application demonstrates that the principle of residential development has been established within the area, including the re-use of heritage buildings within the Conservation Area.
- 2.12 There are no other planning applications or appeals that are considered to be a material consideration in the determination of this application.

3.0 Pre-Application Advice

Pre-Application Discussions

- 3.1 The planning application and Listed Building proposals have been informed by pre-application discussions with planning officers at High Peak Borough Council (ref: PAD/2017/0083).
- 3.2 Written feedback was provided on 21st December 2017 in relation to the principle of development, character form and design of development, amenity, highways and flooding. The key points raised in the feedback letter, as well as an assessment of how the proposals respond, can be summarised as follows.

Principle of Development

- 3.3 The written response confirms that the Council's spatial strategy seeks to focus future growth within the largest settlements in the Plan Area, including Glossop. The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of the Borough, including through the re-use of land by encouraging housing development. This includes the change of use of existing buildings to housing.
- 3.4 The response confirms that the availability of local services and facilities are an important factor in ensuring the sustainability and viability of communities. The loss of such facilities will need to accord with Policy CF5, and prove that there is alternative provision nearby of the same type.
- 3.5 The response notes that subject to Policy CF5 being satisfied '*the development is considered, in principle, acceptable with policies S1a and H1 of the High Peak Local Plan.*' Policy CF5 deals with the provision and retention of local community services and facilities.
- 3.6 The loss of the existing Bulls Head public house is considered against Policy CF5 in Chapter 5 of this Statement. The Old Glossop area contains a number of public houses, including two within a 150 metre distance from the Bulls Head. It is therefore demonstrable that there is sufficient provision of alternative services nearby.

Character, Form and Design

- 3.7 The response confirms that any submission will need to be accompanied by a detailed assessment of the historic/architectural significance of the fabric of the Listed Building. This assessment should include:
- The historic floorplan and phased changes;
 - An assessment of historic features such as staircases, fireplaces and chimney breasts and doors;
 - An assessment of historic openings and floor levels; and,
 - A schedule of works which will affect the historic interest of the building, including works, necessary to comply with Building Regulations.
- 3.8 The proposed works to the rear elevation, which include the removal of a 20th century extension which is considered visually harmful, are welcomed in the response. These changes will need to be informed by the historic detailing and floor levels.
- 3.9 The submitted plans demonstrate that the proposals have been sensitively designed to respect the Grade II listed building and the character of the surrounding conservation area. The submitted Heritage Impact Assessment and Design and Access Statement confirm that the proposals will have either a neutral impact or represent an enhancement to the significance of the building. The proposed materials for the dwellings will also reflect those found in the surrounding buildings.

Highways

- 3.10 The response confirms that development should seek to facilitate sustainable patterns of transport where possible, providing practical alternatives to private motor vehicles. Development should also avoid increasing on-street parking, with the response confirming that whilst the existing public house does not provide any dedicated customer parking a public carpark is located '*within reasonable proximity to the site*'.

- 3.11 The response outlines guidance on the level of parking for development use types. Appendix 1 of the adopted Local Plan states that 1.5 spaces should be provided per 2 bed dwelling and 2 no. spaces should be provided per 3 bed dwelling.
- 3.12 Consultation will also need to be carried out with the relevant refuse collection department to ascertain details of what will be acceptable in terms of number and location of bins. Bin storage should not obstruct private drive access, parking or turning provision. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days.
- 3.13 The development proposals provide for 4 on-site car parking spaces, this will avoid increasing on-street parking in the immediate area. Although the provision is 61% of Local Plan requirements (4 spaces out of 6.5 required), the site is within the Built-up Boundary of Glossop and is considered to be in a sustainable location located on a bus route providing direct access into Glossop town centre.

Amenity

- 3.14 The response provided detailed comments on the draft indicative layout in terms of amenity and relationship with surrounding uses. Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and avoids causing unacceptable effects on local character and amenity.
- 3.15 It is noted that the spacing distance between existing windows located within the east elevation of the building and west elevation of 18 Well Gate fall short of those we would normally expect to see. However the windows referred to serve as secondary windows and are also of a scale that should not cause undue concern. The relationship between these two buildings is long established and they are separated by a public highway. The proposed change of use is considered unlikely to cause greater harm to amenity.
- 3.16 The development proposals maintain the existing windows on the east elevation of the building. As the pre-application response notes these windows are separated from the west elevation of 18 Well Gate by a public highway, and the relationship has been long established. The proposed change of use is therefore considered to represent any significant change to amenity.

Flooding

- 3.17 The written response confirms that the site is not located within a flood zone and consequently will not give rise to concerns about the potential for flood related issues.

Summary

- 3.18 Extensive pre-application discussions have been undertaken with officers at High Peak Borough Council regarding the proposals and the submitted scheme reflects the principles agreed as part of the pre-application process.

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. One such material consideration is the **National Planning Policy Framework** (NPPF). Paragraph 14 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.
- 4.2 For this application the development plan comprises the **High Peak Local Plan** (adopted April 2016). Other material considerations relevant to the determination of the application are:
- The National Planning Policy Framework;
 - Other relevant evidence base and Supplementary Planning Documents.

Local Development Plan

High Peak Local Plan (April 2016)

- 4.3 The current adopted development plan for High Peak is the **High Peak Local Plan** (adopted April 2016). The following policies are considered relevant to the application proposals.
- 4.4 The site is located within the Glossop Built-up Area Boundary and the Old Glossop Conservation Area on the **High Peak Local Plan Policy Map**.
- 4.5 **Policy S1** 'Sustainable Development Principles' outlines the Council's expectations that all new development should make a positive contribution towards the sustainability of communities and to protect, and where possible, enhance, the environment and mitigate the process of climate change within the Borough. This will be achieved by meeting development needs within existing communities and making efficient and effective use of land. **Policy S1a** 'Presumption in Favour of Sustainable Development' describes the positive approach the Council will take in considering development proposals, reflecting the presumption in favour of sustainable development contained in the NPPF. The Council will "*work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible*" where proposals accord with Local Plan policies.

- 4.6 **Policy S2** 'Settlement Hierarchy' identifies Glossop as a 'market town' which will be the main focus for housing development provided that it is consistent with maintaining, and where possible enhancing its role, distinctive character vitality and appearance. Development will be directed towards the most sustainable locations in the Borough.
- 4.7 **Policy S6** 'Central Sub-area Strategy' covers Glossop and states that the Council will promote sustainable growth in this area provided that it reflects the historic character of the settlements and meets the housing needs of the local community. The Council will also seek to protect and enhance the historic environment.
- 4.8 **Policy H1** 'Location of Housing Development' states that the Council will ensure provision is made for housing taking into account policies in the Local Plan. This will be achieved by promoting the effective reuse of land by encouraging redevelopment, infill and change of use of existing buildings to housing on all sites suitable for residential. Housing development on unallocated sites within defined built-up area boundaries of towns, such as Glossop, will be supported.
- 4.9 **Policy H3** 'New Housing Development' requires all new residential development to address the housing needs of local people by meeting the requirements for affordable housing, providing a range of market and affordable housing types and sizes and providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality. **Policy H4** 'Affordable Housing' outlines the Council's requirements for affordable housing delivery and establishes a requirement of 20% affordable housing on sites of 5-24 units, or 0.16 ha and above.
- 4.10 **Policy EQ2** 'Landscape Character' states that the Council will seek to protect, enhance and restore the landscape character of the Plan Area, requiring development proposals to protect or enhance the character, appearance and local distinctiveness of the landscape.
- 4.11 **Policy EQ5** 'Biodiversity' states that within the Plan Area biodiversity will be conserved, and where possible enhanced, by ensuring that development proposals will not result in significant harm to biodiversity interests.
- 4.12 **Policy EQ6** 'Design and Place Making' explains that all development should be well designed and of a high quality responding positively to both its environment and the challenge of climate change, and also contributing to local distinctiveness and sense of place.

- 4.13 **Policy EQ7** 'Built and Historic Environment' states that the Council will conserve heritage assets in a manner appropriate to their significance. The desirability of sustaining and enhancing their significance will be taken into account and to ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to Conservation Areas. Development proposals effecting buildings within a Conservation Area will be required to demonstrate that the proposal represents a sustainable and viable use, involving the least change to the fabric, interior and setting of the building. Proposals will also need to demonstrate that the distinctive character and setting of the Conservation Area have been taken into account, and that this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing.
- 4.14 **Policy EQ9** 'Trees, Woodland and Hedgerows' outlines the measures the Council will take to protect existing trees and hedgerows through requiring development to retain and integrate existing trees and hedgerows unless the need for, and benefits of, development outweigh their loss. Where appropriate, new developments will be required to provide tree planting and soft landscaping, and where possible removed trees should be replaced at a ratio of 2:1.
- 4.15 **Policy CF5** 'Provision and Retention of Local Community Services and Facilities' states that the Council will seek to maintain and improve the provision of local community services and facilities. The Council will resist proposals that result in the loss of community assets and facilities, such as public houses, unless it can be demonstrated that the existing use is no longer financially or commercially viable or an alternative facility of the same type is available or can be provided in an accessible location.
- 4.16 **Policy CF6** 'Accessibility and Transport' states that the Council will ensure development can be accessed in a sustainable manner and that proposals should minimise the need to travel, particularly by unsustainable modes of transport. This will be ensured by directing development to larger villages where possible.

Other Relevant Material Considerations

National Planning Policy Framework

- 4.17 The NPPF sets out the Government's planning policies and how these are expected to be applied. It identifies at paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at paragraph 7 that there are three dimensions to sustainable

development: economic, social and environmental and that the planning system must therefore perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy;
- **A social role** – supporting strong, vibrant and healthy communities;
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment.

4.18 Paragraph 14 of the NPPF sets out that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and,
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - ii. Specific policies in this Framework indicate development should be restricted.

4.19 The following chapters within the NPPF are considered relevant to the application proposals:

4.20 **Section 1 Building a strong, competitive economy** – sets out the Government’s aims to encourage sustainable economic growth through the planning system.

4.21 **Section 3 Supporting a prosperous rural economy** – establishes the Government’s approach towards supporting economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

- 4.22 **Section 4 Promoting sustainable transport** – sets out the Government's aims and principles towards delivering sustainable modes of transport and the focus to encourage reductions in greenhouse gas emissions and congestion. The Government is looking to ensure that development which will generate significant movement will be minimised and the use of sustainable transport modes can be maximised.
- 4.23 **Section 6 Delivering a wide choice of high quality homes** – seeks to emphasise the need to significantly boost housing growth, and that applications for residential development should be considered in the context of the presumption in favour of sustainable development.
- 4.24 **Section 7 Requiring good design** – states that good design is a key aspect in achieving sustainable development, is indivisible from good planning and should contribute positively to making places better for people.
- 4.25 **Section 8 Promoting healthy communities** – sets out the government's aims to achieve healthy mixed communities. This section sets out how the planning system can be used to as an important role in facilitating social interaction and creating healthy, inclusive communities.
- 4.26 **Section 11 Conserving and Enhancing the Natural Environment** – requests that Local authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 4.27 **Section 12 Conserving and Enhancing the Historic Environment** – requires Local Authorities to positively conserve the historic environment, conserving assets in a manner appropriate to their significance. New development should make a positive contribution to local character and distinctiveness.

Other Relevant Material Considerations

[High Peak Residential Design Supplementary Planning Document \(2005\)](#)

- 4.28 This document seeks to provide more detailed and practical design advice for residential development and promote high quality design across the Borough.

[High Peak Borough Council Strategic Housing Market Assessment \(SHMA\) \(April 2014\)](#)

- 4.29 The adopted 2016 High Peak Local Plan was informed by the 2014 SHMA which established the Borough's objectively assessed housing need to be between 420-470 dwellings per annum. The 2015 High Peak Housing Needs Study 2012-based SNHP Update was prepared to take account of the 2012-based household projections and recommended a new range of 310-350 new dwellings per year over the plan period. The adopted 2016 Local Plan sets a housing requirement of 350 dwellings per annum.

Conclusions

- 4.30 National planning policy is supportive of sustainable development, particularly when considering proposals for residential development, to significantly boost housing growth. The High Peak Local Plan confirms that the site is within the settlement boundary of Glossop, which is identified as a market town. Market towns will be the primary focus for development in the borough provided it enhances and maintains an areas character and appearance.

5.0 Planning Appraisal

5.1 This section considers the application proposals in the context of the planning and heritage considerations, namely:

- Basis for decision taking;
- Principle of development;
- Heritage and Conservation;
- Alternative community facilities within Old Glossop;

Basis for Decision Taking

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. Paragraph 14 of the Framework, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development without delay.

5.3 The Framework is an important material consideration in determining the application, running through the Framework is a presumption in favour of sustainable development and the call for planning authorities to 'boost significantly the supply of housing' and meet the full objectively assessed housing needs for their area. Paragraph 14 requires local planning authorities to approve development proposals that accord with the development plan without delay.

5.4 The currently adopted plan for the application site comprises the **High Peak Local Plan** (adopted April 2016). The starting point for decision making in this case is therefore the statutory Development Plan. It is also important to consider other key material considerations, namely the Framework.

Principle of Development

5.5 The application site is located within the defined Built-Up Area Boundary of Glossop, which is defined in the High Peak Local Plan (adopted April 2016) as a larger village where some development is

considered to be acceptable. The site is located within the Old Glossop Conservation Area and consequently the proposals have been designed in such a way to be respectful to the site's setting.

- 5.6 The area surrounding the site is predominantly residential, with some commercial properties located in the vicinity. The pre-application response confirms that the principle of residential development on the site is considered to be wholly acceptable in principle and consistent with the objectives of the Local Plan and National Planning Policy Framework.

Heritage and Conservation

- 5.7 The Bulls Head is a Grade II listed building within the Old Glossop Conservation Area. The submitted Heritage Impact Assessment confirms that the proposals represent either a neutral impact to the significance of the building, or an enhancement. The assessment confirms that none of the works will cause more than slight harm, and where this occurs it will only affect the rear elevation.
- 5.8 The proposals provide for repointing of the existing masonry and removal of the 20th century single storey extension to the rear of the building represent enhancements. The proposed creation of 4 dwellings will have neutral impacts on the fabric of the building through minor alterations and the introduction of staircases and windows.
- 5.9 The assessment confirms that the proposals therefore conform with **Policy EQ7** which states that proposals will conserve heritage assets and that the enhancement of their significance will be taken into account to ensure that development proposals contribute positively to the character of the built and historic environment. It also states that Proposals will also need to demonstrate that the distinctive character and setting of the Conservation Area have been taken into account.

Alternative Community Provision within Old Glossop

- 5.10 **Policy CF5** of the High Peak Local Plan requires development proposals leading to the loss of existing provision of local community services and facilities, such as public houses, to demonstrate that there is an alternative facility of the same type within an accessible location.
- 5.11 Within close proximity to the Bulls Head are two other public houses, The Wheatsheaf on Well Gate and The Queens Arms on Shepley Street. These are 25 and 110 metres from the site respectively.

- 5.12 Old Glossop contains a high level of existing public house provision, and the change of use of the Bulls Head will not significantly reduce the existing provision of facilities. It is therefore demonstrable that the change of use of the existing Bulls Head public house will not prejudice the provision of public houses and community facilities within Old Glossop.

Summary

- 5.13 The proposed development is considered to be consistent with the Local Plan and the conservation of the Grade II Listed Bulls Head and the conservation of the character of the Conservation Area within which it sits. The application is supported by a number of reports and technical drawings which demonstrate that the proposed scheme is acceptable and appropriately address relevant issues highlighted in the pre-application response, including heritage and impacts to the Conservation Area and access and transport.

6.0 Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Inglenook Inns & Taverns Limited in support of a full application for:

“Conversion of the existing public house into 4 dwellings and removal of existing rear extension”

- 6.2 The application proposals have been informed by pre-application feedback received from Officers at High Peak Borough Council and have been reflected in this statement. The proposed use is considered to be appropriate for the site’s location within a Conservation Area and will deliver housing in a suitable location. The proposals are acceptable from an amenity and design perspective and would not give rise to any adverse impacts as a result of other technical considerations.
- 6.3 The Statement is accompanied by technical documents which demonstrate that the site is suitable and deliverable for the proposed scheme. As such, and in accordance with High Peak Local Plan Policy S1a and the Framework, the application should be considered favourably by the Council and approved without delay.

Appendix A: Pre-application response



High Peak Borough Council

working for our community

Ref: PAD/2017/0083

21st December 2017

Euan Connolly
Eastgate, 2 Castle Street
Castlefield
Manchester
M3 4LZ

Dear Mr. Connolly,

RE: Proposed residential development at 102 Bulls Head Inn, Church Street, Glossop, Derbyshire, SK13 7RN

I refer to your pre-application enquiry concerning the above proposed development. I have now made an assessment of the proposal based on the relevant local and national planning policies and guidance.

Site Context

The Bulls Head Inn is an imposing three storey three storey building constructed of local gritstone. The site occupies a corner position between Church Street and Dunne Lane. The building is Grade II Listed and falls within the Old Glossop Conservation Area.

Relevant Planning Policies

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

National Planning Policy Framework (NPPF)

Achieving Sustainable Development

- Section 1 Building a strong, competitive economy
- Section 3 Supporting a prosperous rural economy
- Section 4 Promoting sustainable transport
- Section 6 Delivering a wide choice of high quality homes



Section 7	Requiring good design
Section 8	Promoting healthy communities.
Section 11	Conserving and Enhancing the Natural Environment
Section 12	Conserving and Enhancing the Historic Environment

High Peak Local Plan 2016

Policy S1	Sustainable Development principles
Policy S1a	Presumption in favour of sustainable development
Policy S6	Central Sub Area Strategy
Policy H1	Location of Housing Development
Policy H3	New Housing Development
Policy EQ5	Biodiversity
Policy EQ6	Design and Place Making
Policy EQ7	Built and Historic Environment
Policy EQ9	Trees, Woodland and Hedgerows
Policy CF5	Provision and retention of Local Community Services and Facilities
Policy CF6	Accessibility and Transport

Supplementary Planning Guidance

- Residential Design
- Sustainable Development

Officer Comment

Principle of Development

Paragraph 14 of the National Planning Policy Framework (NPPF) explains that at the heart of 'The Framework' is the presumption in favour of sustainable development. Development proposals which accord with the development plan should be approved without delay; unless material considerations indicate otherwise.

Local Plan policy S1a establishes a presumption in favour of sustainable development, as outlined within the NPPF.

The Core Principles of the NPPF are set out at paragraph 17 which, amongst other things, seek to proactively drive and support sustainable economic development to deliver homes, businesses, industrial units, infrastructure and thriving local places that the country needs. High quality design should be sought and a good standard of amenity shall be expected for all existing and future occupants of land and buildings. Section 6 of the NPPF relates to the delivery of a wide choice of high quality homes.

Development is directed towards the most sustainable locations in accordance with the settlement hierarchy outlined by policy S1. The spatial strategy seeks to focus future growth within the largest settlements in the High

peak, namely Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge, with a view of strengthening their role as service centres.

The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough, to support the local economy and to address the housing needs of the Borough. Policy H1 relates to the location of housing development and promotes the effective re-use of land by encouraging housing development including the change of use of existing buildings to housing on all sites suitable for that purpose.

The Council considers the availability of local service and facilities as an important factor in ensuring the sustainability and viability of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. Local Plan policy CF5 seeks to maintain and improve the provision of local community services and facilities. This is to be achieved by resisting proposals involving the loss of community assets and facilities, unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided within an accessible location.

Subject to the requirements of policy CF5 being satisfied, the development is considered, in principle, acceptable with policies S1a and H1 of the High Peak Local Plan.

Character, Form and Design

Section 7 of the NPPF outlines the importance of the design of the built environment, and states that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality of the area, establishing a strong sense of place reflecting the identity of the local surroundings. Although paragraph 60 advises that decisions should not attempt to impose architectural styles or particular tastes, it highlights that there should be substantiated requirements to conform to certain development and styles and that it is proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Local Plan policy EQ6 requires development to be well designed to respect the character, identity and context of the townscape and landscape and should contribute positively to an areas character in terms of its scale, height, density, layout, appearance and materials. Furthermore, policy EQ7 seeks to conserve heritage assets in a manner appropriate to their significance and any future development would need to be supported by a considered Heritage Statement.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting.

The proposal seeks to convert the building to form 5 residential units which is to be achieved through the creation of two apartments and three houses.

The building is Grade II Listed. The list description mentions that the property was previously a weaver's house and later converted to a public house. The development proposes substantial internal and external alterations to the building. As required by paragraph 128 of the NPPF a detailed assessment of the historic/architectural significance of the Listed Building would be required if you were to proceed with an application. We would be happy to comment on such details prior to submission if you wish. The information required should include an assessment of:

- The historic floorplan and phased changes (a historic building archaeologist/historian may need to provide this)
- A assessment of historic features such as staircases, fireplaces and chimney breasts, doors etc
- An assessment of historic openings and floor levels; and
- A schedule of works which will affect the historic interest of the building, including works necessary to comply with Building Regulations (works to floors, walls and ceilings)

Guidance suggests that the original use is usually the best use for preserving significance, which in this instance is a single dwelling. Therefore the subdivision into 5 units is likely to be harmful to the special interest of the building with the vertical division of the building and separation of the second floor to a separate apartment. The floorplan and circulation within the building will be substantially changed, and in the insertion of new doorways to the front elevation will be particularly harmful. The spiral staircase is also considered a discordant feature which does not respond to the historic status of the building.

Works proposed to the rear elevation, which look to remove later visually harmful additions are welcomed, however such changes need to be informed by the historic detailing and floor levels.

At this stage, insufficient information has been provided to adequately demonstrate an understanding of the historic significance of the building, nor has an assessment been made of the impact of the proposal on that significance. However, subject to accordance with policy CF5, the principle of change of use could be considered acceptable. As such the starting point is to revert the building back to a single dwelling, which would be more likely to preserve the significance of the building.

Amenity

Paragraph 17 of the NPPF seeks to secure a good standard of amenity for existing and future occupants of land and buildings. Local Plan policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, overbearing impact or other adverse impacts on local character and amenity.

The Bulls Head is located within a linear form of development on the northern side of the Church Street. Residential properties bound the site immediately to the west, with further residential properties located on the other side of Dunne Lane to the east. All Saints Church is located opposite to the site to the south and further residential properties are found to the north. The spacing distance between existing windows located within the east elevation of the building and west elevation of n.18 Wellgate fall short of those we would normally expect to see. However, the windows would serve as secondary windows and are of a scale that does not cause undue concern. The relationship has been long established and the two buildings are separated by a public highway. It is not anticipated that the change of use would cause greater harm to amenity.

Highways

The NPPF promotes sustainable transport and recommends that local planning authorities should seek to encourage and facilitate where possible sustainable patterns of transport using practical alternatives to private motor vehicles so that people have a real choice about how they travel.

Policy CF6 of the adopted Local Plan seeks to ensure that new development can be accessed in a sustainable manner; ensuring development does not lead to an increase in on street parking. The existing public house and B&B does not provide any dedicated customer parking, however a public carpark is located within reasonable proximity to the site.

Appendix 1 of the adopted Local Plan provides guidance on the level of parking for development use types. The guidance states that 1.5 spaces should be provided per 2 bed dwelling and 2 no. spaces should be provided per 3 bed dwelling.

The applicant would need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days.

Flooding

The site is not located within a flood zone and so will not give rise to concerns about the potential for flood related issues.

Conclusion

The comments in this letter represent my professional opinion based on the information you have supplied. When determining an application submitted to it, the Council will take into account the provisions of the development plan and all other material considerations.

Unfortunately, insufficient information has been provided to adequately demonstrate an understanding of the historic significance of the building. It is advised that the starting point should be the original use of the building which was a single dwelling. The scheme as submitted at this stage would fail to accord with Local Plan policies EQ6 and EQ7.

The development would result in the loss of a community facility, which is resisted by policy CF5. You would be required to demonstrate that the existing use is no longer commercially or financially viable and there are no other means maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location.

For the reasons outlined, unfortunately the proposed scheme would not be considered to sufficiently accord with the policies contained in the High Peak Local Plan and National Planning Policy Framework. However, should you wish to pursue the development of the site, a formal application will require the following information:

- **Completed application form (Full Planning and Listed Building Consent);**
- **Location Plan at 1:1250 and Site Plan at 1:500;**
- **Elevations, floor plans and roof plans at 1:50 or 1:00**
- **Detailed Heritage Statement;**
- **Planning Statement;**
- **The appropriate fee.**

I trust this is of information, if I can be of further assistance, please contact me.

Yours sincerely,

Lisa Howard
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