



Supporting Planning, Design and Access and  
Heritage Statement for proposed change of  
use from A4 (Wine Bar) to Sui Generis  
(Community use) at Bank House, Henry  
Street, Glossop, SK13 8BW.

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For;

**Mr Ray Carter**

SHF.0345.001. P.R.001

## Contact Details:



Enzygo Ltd.  
Samuel House  
5 Fox Valley Way  
Stocksbridge  
Sheffield  
S36 2A

tel: 0114 321 5151

email: david.storrie@enzygo.com

www: enzygo.com



Project:	Supporting Planning, Design & Acces and Heritage Statement for planning permission for the proposed change of use from A4 (Wine Bar) to Sui Generis (Community use) and construction of access ramp at Bank House, Henry Street,
For:	Mr Ray Carter
Status:	Report for submission to local planning authority
Date:	17.5.18
Author:	David Storrie
Reviewer:	Matt Travis

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Registered Office Stag House Chipping Wotton-Under-Edge Gloucestershire GL12 7AD

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## 1 Introduction

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- 1.1.1 This Supporting Planning Statement has been prepared by Enzygo Environmental Planning Consultants on the instructions of the client, Mr Ray Carter, to support a planning application for the proposed change of use from A4 (Wine Bar) to Sui Generis (Community use) at Bank House, Henry Street, Glossop, SK13 8BW.
- 1.1.2 This report sets out the proposal and considers it in the context of the development plan for the area and national planning policy.
- 1.1.3 The application is retrospective. The occupiers have been in situ since April 2018 having moved from elsewhere in Glossop town centre.
- 1.1.4 The immediate area is commercial in character as the site falls within Glossop town centre.
- 1.1.5 The application is supported by plans and supporting reports as required by the Council. Bank House is a Grade II Listed Building.

## 2 Proposals and relevant Planning History

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2.1.1 Before detailing the proposals it is appropriate to set out the planning history of the site as the building was used for a similar use to that proposed prior to being used as a wine bar. The following planning history has been extracted from the Council's website.

### Applications Decided

- APPLICATION: HPK/0000/6780

LOCATION: Peak Travel Bank House Henry Street Glossop Derbyshire

DESCRIPTION: An Advertisement Sign

DECISION: APPROVED

- 
- APPLICATION: HPK/0000/9930

LOCATION: First Floor Bank House Norfolk Square Glossop

DESCRIPTION: For Proposed Change Of Use From Vacant Offices To Keep-fit Health Care Centre (class Xviii)

DECISION: APPROVED

- 
- APPLICATION: HPK/0001/9266

LOCATION: Bank House Henry Street Glossop

DESCRIPTION: For Proposed Erection Of Fire Escape

DECISION: APPROVED

- APPLICATION: HPK/0001/8911

LOCATION: Bank House Henry Street Norfolk Square Glossop

DESCRIPTION: For Proposed Change Of Use Of Existing Juice Bar And Coffee Lounge To Licensed Wine Bar And Change Of Use Of Part Of Existing Club To Form Small Cocktail Bar

DECISION: APPROVED

- APPLICATION: HPK/0002/1015

LOCATION: Henry Street Bank House Glossop

DESCRIPTION: Change Of Use Former Cafe To Licensed Premises With Facilities For

Bistro/ Restaurant  
DECISION: APPROVED  
DECISION DATE: 1984-05-01

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- APPLICATION: HPK/0002/3035  
LOCATION: Henry Street Bank House Norfolk Square Glossop  
DESCRIPTION: Adaptation Of First Floor And Central Ground Floor Section Into A Heritage Centre  
DECISION: APPROVED  
DECISION DATE: 1985-05-13

- APPLICATION: HPK/0003/3588  
LOCATION: Bank House Henry Street Glossop  
DESCRIPTION: Demolition Of Single Flue Stone Chimney Stack  
DECISION: APPROVED  
DECISION DATE: 1994-06-22

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- APPLICATION: HPK/2010/0501  
LOCATION: 20 22 Bank House, Henry Street, Glossop, , Sk13 8bw  
DESCRIPTION: Change Of Use To Wine Bar And Restaurant With Office Use  
DECISION: APPROVED  
DECISION DATE: 2011-01-07 00:00:00

2.1.2 From the above it can be seen that, prior to being used as a Wine Bar it was used as a Heritage Centre (HPK/0002/3035) a Sui Generis use.

### **The Proposal**

2.1.3 The building is occupied by The Bureau, a community focused organisation whose function is for community use for the delivery of volunteer led and community groups which benefit the local community and for the delivery of training and support services from our projects and for supported office space.

2.1.4 The first-floor areas of Bank House are used for office space and also meetings and training. Serviced office desks and meeting room space are provided for groups and individuals that need to be out working in the local community but who's office base is further afield.

2.1.5 There are two main areas on the ground floor and a large entrance hallway which has a small reception post for when our rooms are privately occupied so that visitors and members of the community still have a lovely warm welcome. The 'Community Space' is the shop front area of the ground floor, this is very much a multipurpose room which, during the working week on a daily basis, will enable them to run their existing services and some new services for clients and the community;

## **Community Space**

Public Drop in sessions – Community Navigation Service

Life Skills Drop in sessions

COPD Peer Support Group

Dementia Carers Support Group

Time Out Shopping Service

Making Space Dementia Support

Derbyshire Carers Support Group

AA & Counselling Sessions (Evenings) - Weekly

Life You Choose (Community Interest Group, supporting adults with learning difficulties to participate in Arts & Multimedia based Projects aimed at improving quality of life) – (Evenings) - Weekly

## **Tunnel Social/Meeting**

COPD Choir

Villages Seated Exercise – sessions covering the specific village areas in Glossopdale: Glossop, Charlesworth, Simmondley, Hadfield, Tintwistle etc.

Dementia Craft & Memory Sessions

Zink Employability

Singing for Wellbeing

Volunteer Training

Volunteer Passport Course (DCC), we have previously had to hire out rooms at other venues to enable us to run this course, this course will come in house.

## Life Skills Working Group Sessions

Educational Courses – language etc. (Evenings and School Holiday's) – Blocked Weekly Courses.

They will also be running one off sessions and events throughout the year, information days on specific topics, working with their network of other small community groups and charities to enable them to run events, raise awareness of other local services and also to hold coffee mornings and some social activities to create inclusive supported environment for their clients and their community. This will assist them and some of their smaller partner organisations the ability to fundraise.

There will be a mixture of uses on the ground floor which will enable café style relaxed drop in and group sessions and also more formal and structured sessions, it is their aim to utilise the shop front aspect of the building on the ground floor to promote the local community events and services available to all (their own and those of the local community groups, charities and health services etc.), they will also use the ground floor windows for features and specific topics to help widen and raise awareness for their community and to visitors of the area.

2.1.6 It is this wide collective of services and activities that lead to this being a Sui Generis use.

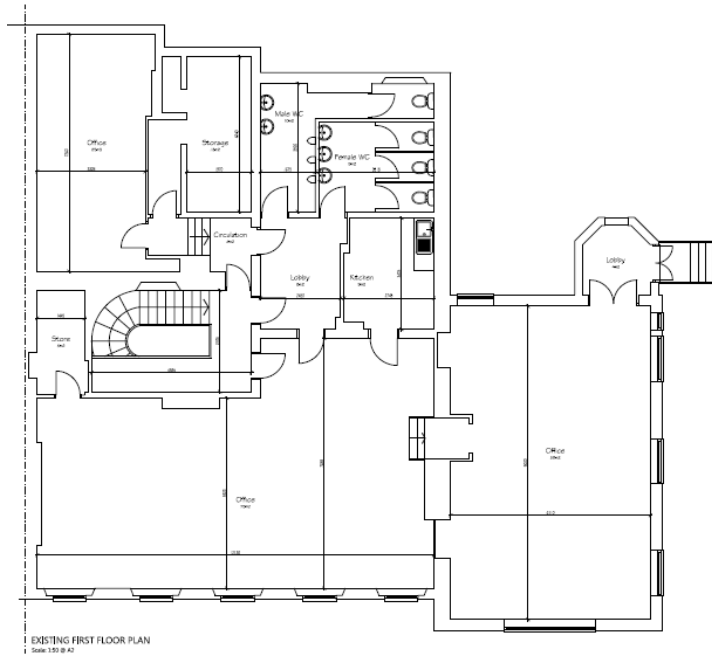


**PLANS**



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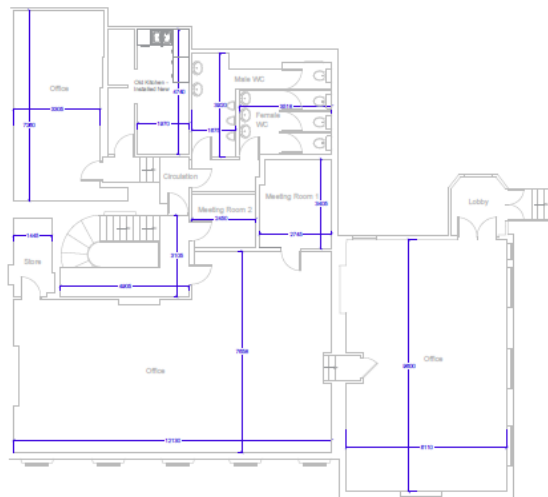




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 Drawings are to be used in accordance with the contract and any amendments to the contract.  
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 MCA  
 Mechanical and Electrical Services Ltd  
 Office: 3, 10-11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 Tel: 01452 421410  
 Email: info@mca.co.uk  
 Project Name: BANK HOUSE  
 Client: BANK HOUSE  
 Date: 07/04/2017

### Existing First floor



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 BANK HOUSE  
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### Changes to first floor

2.1.7

As can be seen from the above, the physical changes to the building are minimal and involve relocating the kitchen, putting a door between the two first floor front offices

and the relocation of a partition.

## 3 RELEVANT PLANNING POLICIES

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### 3. Development Plan

3.1.1 The development plan for the area is the High Peak Local Plan adopted in 2016. The application site falls within Glossop town centre and within a Primary Shopping Frontage. Policy CF2 is relevant.

#### 3.1.2 **Policy CF 2**

##### **Primary Shopping Frontages**

Primary frontages are designated within the main town centres of Glossop and Buxton as identified on the Policies Map.

In the primary shopping frontage area, proposals for changes of use to A1 retail will be supported. Changes of use proposals from A1 retail to other town centre uses will only be permitted where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality or viability of the town centre.

Proposals for residential use at ground floor level in primary frontages will not be supported. Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics and retain a display frontage appropriate to a shopping area.

This policy will only apply insofar as it is consistent with any permanent or temporary provisions for changes of use permissible under the Town and Country Planning (General Permitted Development) Order (as amended).

3.1.3 Also relevant in consideration of the application is advice in the National Planning Policy Framework (NPPF) published in March 2012.

**Paragraphs 18 – 20 of the NPPF** go on to say: -

3.1.4 18 The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

3.1.5 19. The Government is committed to ensuring that the

planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

- 3.1.6 20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

## 4 Heritage Considerations

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4.1.1 Paragraph 128 of the NPPF calls upon applicants to describe the significance of any heritage assets affected by development proposals. The level of detail required should be no more than is sufficient to understand the potential impact of the proposal on their significance.

4.1.2 Paragraphs 131, and 134 are relevant. These are set out in full below:

**131.** In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

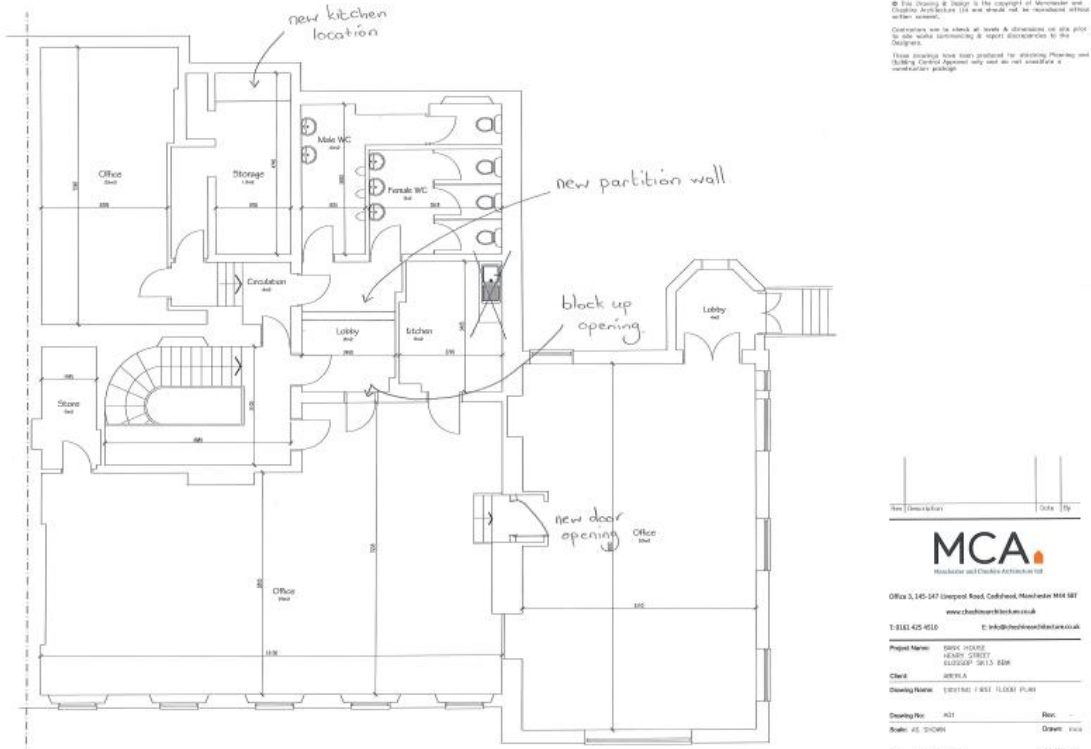
4.1.3 Bank House, Henry Street, Glossop is a Grade II listed building situated to the north of the town of Glossop and in close proximity to town Hall. The property lies within the Glossop town centre conservation area boundary.

4.1.4 The building is roughly T-shaped in plan form and is constructed in stone block with Sandstone coins and blue slate roof.

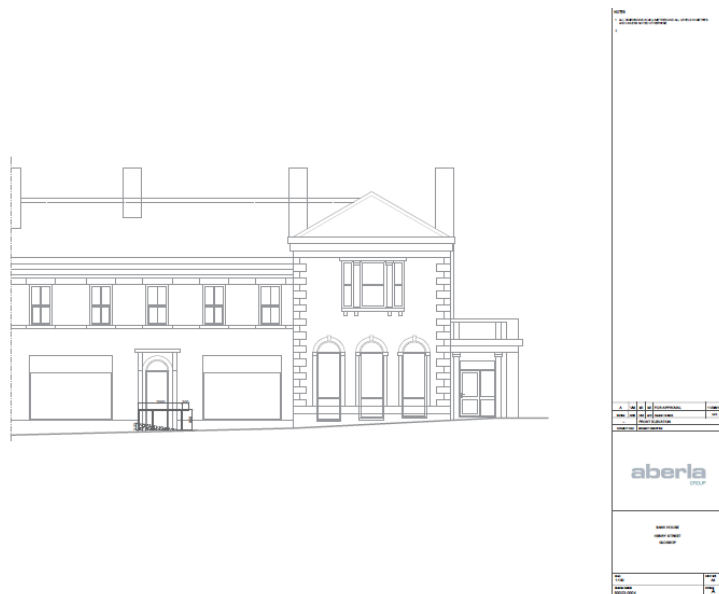
### **Proposed Alterations**

4.1.5 The proposed physical changes to the internal fabric of the building are

considered to be minimal and are on the first floor (See plan below). None of the changes affect the character or integrity of the listed building.



4.1.6 The other change is an external one with the construction of a small ramp and railings at the front of the building to facilitate disabled access.



4.1.7 The ramp with associated railings sit in front of the entrance door.

4.1.8 The proposed use ensures that the building remains economically active



whilst the changes to the fabric of the building are considered to be minimal and essential to facilitate the use. Any harm to the listed building is considered to be less than substantial to the significance of this designated heritage asset.

4.1.9 There is a clear public benefit from the use of the building supporting the community and securing a viable use for the building in accordance with paragraph 134 of the NPPF.

## 5.0 Comments in support of the application

- 5.1.1 Whilst the site lies within an identified Primary Shopping Frontage that seeks to resist the loss of A1 uses, the permitted use of the site is A4 (Wine Bar) and prior to that it was used as a Heritage Centre (Sui Generis). The proposed use is also Sui Generis providing community facilities for The Bureau, who have moved to the premises from High Street East, Glossop.
- 5.1.2 Earlier in the report we outlined what The Bureau do. Further information can be found on their website [www.the-bureau.org.uk](http://www.the-bureau.org.uk)
- 5.1.3 Given that the application does not result in the loss of an A1 use, there is no conflict with the Local Plan. The use will attract people to the town centre and provide an active shop front displaying information about activities and events.
- 5.1.4 Furthermore, the use ensures an active use for this Listed Building.



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**BRISTOL OFFICE**

The Byre,  
Woodend Lane,  
Cromhall,  
Gloucestershire GL12 8AA  
Tel: 01454 269 237

**SHEFFIELD OFFICE**

Samuel House,  
5 Fox Valley Way,  
Stocksbridge,  
Sheffield S36 2AA  
Tel: 0114 321 5151

**MANCHESTER OFFICE**

76 King Street,  
Manchester,  
M2 4NH  
Tel: 0161 413 6444

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