
From: Stannard, James
Sent: 12 July 2021 10:07
To: Planning Comments (HPBC)
Subject: FW: HPK/2021/0046 - 2 High Street East, Glossop

From: Bayliss, Gillian <Gillian.Bayliss@staffsmoorlands.gov.uk>
Sent: 12 July 2021 09:03
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2021/0046 - 2 High Street East, Glossop

Hi James,

All the windows to the front and rear are now to have secondary glazing installed. The existing metal and timber windows will be redecorated. As the windows are now refurbished and not altered there are no objections

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council
Email: gillian.bayliss@staffsmoorlands.gov.uk
Mobile: 07976 753886
Please note that my working days are Monday-Thursday

From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: 09 July 2021 15:44
To: Bayliss, Gillian <Gillian.Bayliss@staffsmoorlands.gov.uk>
Subject: RE: HPK/2021/0046 - 2 High Street East, Glossop

Hi Gill

Is there any chance you could have a look at the revised plans I forwarded to you in connection with the above on 22nd June?

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
Mobile: 07976 753958

Email: james.stannard@highpeak.gov.uk

From: Stannard, James
Sent: 22 June 2021 10:39
To: Bayliss, Gillian <Gillian.Bayliss@staffsmoorlands.gov.uk>
Subject: HPK/2021/0046 - 2 High Street East, Glossop

Hi Gill

I have realised that I hadn't forwarded these revised plans to you in connection with the above application further to your original comments and concerns when they were received.

When you get chance could you provide updated comments on whether these revisions addresses your previous concerns?

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: Mark Deffley <mdeffley@tanddgroup.co.uk>
Sent: 21 May 2021 15:23
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2021/0046 - 2 High Street East, Glossop

Good afternoon Mr Stannard,
Further to your mail below containing the Conservation Officer's comments, I have received further instruction from my Client regarding the upgrade works.

They have fully accepted the desire for the windows to keep their existing appearance and will be upgrading them internally with Secondary glazing instead of replacement. They will however be decorated externally to match existing.

Due to the comments from Highways regarding the proposed cycle racks, these have been removed from the application and we will commence dialogue with them independently.

Accordingly, please find attached affected drawings and a revised Design Access Heritage Statement.

Hopefully these amendments will be satisfactory to the Council.

Best Regards,



Camp Farm Barn - Knowle Hill - Hurley - Atherstone - CV9 2JF

Office Hours:	Monday – Thursday:	08:00 - 17:00
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	Saturday & Sunday:	Closed

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From: Stannard, James <James.Stannard@highpeak.gov.uk>

Sent: 30 April 2021 09:33

To: Mark Deffley <mdeffley@tanddgroup.co.uk>

Subject: HPK/2021/0046 - 2 High Street East, Glossop

Good morning Mr Deffley

I write in connection with the application for replacement windows and provision of cycle racks at Lloyds Bank, 2 High Street East, Glossop. The site lies in the Conservation Area and as such the application must preserve or enhance the character and appearance of the building and wider area, in order to comply with Local Plan Policy EQ7, relevant restrictive policies in Chapter 16 of the NPPF underpinned by Section 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

The Council's Conservation Officer has commented as follows:

Whilst the thermal upgrading of properties is supported, the upgrading should be done in a sensitive way to protect the historic character of the building and the contribution it makes to the wider streetscape. It should be noted that protecting and enhancing the built environment one of the key strands in the NPPF of achieving sustainable development.

The Council has a duty to preserve the historic character and appearance of the Conservation Area and will seek the retention of good examples of traditional windows and doors wherever possible. Traditional windows should normally be repaired and renovated with draft strips and the installation of secondary glazing if necessary. Historic

England provides useful advice on historic windows <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

It is possible that traditional windows can be upgraded to accommodate slim double glazing but details would be needed to demonstrate how the sections and construction of the window would change. As a general rule it is sometimes possible to install slim double-glazed units (14mm), in painted timber and the glass secured with putty or mastic not timber beading.

UPVC is only considered if the existing windows are not to a traditional design already and UPVC may be an acceptable compromise if the overall design can be improved. However, UPVC is not generally encouraged in historic buildings as it fails to accurately replicate traditional joinery and we would lose good historic detailing that contributes to the character of the area. This position is in line with recent appeal decisions to commercial properties in High Peak.

My view is that the ground floor windows and metal windows to the first floor should be replaced with modern, thermally-efficient metal windows which have slimmer sections than UPVC. The historic sash windows to the first and second floor should be renovated with draft strips and secondary glazing (which is more thermally efficient than double glazing). We cannot support UPVC windows in place of the historic details, especially in such a prominent location and in such an architecturally distinctive building. It is possible that the windows could be double glazed (painted timber) but details would need to be submitted to ensure that they accurately match the existing.

No details are provided of the bike rack

The current scheme is not acceptable and revisions are required.

In light of the above, revised plans and further information will be required in order for me to support the proposals. The determination deadline is 3rd May and I would therefore suggest that we agree a 3 week extension of time until 17th May to allow matters to be concluded. Can you please confirm receipt of this email and your agreement to a time extension?

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

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