

DELEGATED DECISION REPORT

HPK/2021/0046
Valid 08/03/2021

2 HIGH STREET EAST
GLOSSOP

REPLACE AND REFURBISH
EXISTING EXTERNAL
WINDOWS, PROVISION OF
REPLACEMENT LOFT
INSULATION

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design & Conservation
- Highway Safety

DESCRIPTION OF SITE

The application relates to No.2 High Street East, Glossop, a three storey building that stands at the junction of High Street and Victoria Street within Glossop Town Centre and within the Norfolk Park Conservation Area as defined on the Local Plan Proposals Map (2016). The site is currently occupied by Lloyds Banking Group.

As described by the Conservation Officer, the building comprises an ornate 19th century, classically inspired property with a particularly ornate second floor with distinctive dormer windows, sash windows, raised parapets, scroll motifs and chimneys. The building is part of a larger architectural composition which extends along Victoria Street as far as the Listed Gatehouse and extends along High Street East to incorporate a further property.

The first floor and second floor windows facing the street are historic timber sash windows, standing apart from the metal ground floor shop windows and metal windows to the enlarged openings to the first floor.

PROPOSAL

The application in its original form sought permission for the replacement of existing windows, the provision of a replacement loft insulation, and the provision of cycle racks as part of carbon reduction measures employed by Lloyds Banking Group.

Further to an objection from the Highways Authority in connection with the provision of cycle racks within the public highway, revised plans show the omission of this aspect of development. The revised plans also seek to address comments from the Conservation Officer.

The description of development has been amended to align with the revised plans and the omission of the originally proposed cycle racks.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- CF6 Accessibility and Transport

National Planning Policy Framework 2019

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has a long extensive planning application. The most recent applications (since 2000) are listed below:

HPK/2006/0851	Signage (Refused 05/01/2007)
HPK/2007/0219	Resubmission of HPK/2006/0851 – two externally illuminated hanging signs and two unilluminated fascia signs (Approved 14/06/2007)
HPK/2009/0730	Replace existing window display, with A1 window poster display unit with illumination behind shop front glazing (Approved 01/02/2010)
HPK/2011/0017	Signage (Approved 07/03/2011)
HPK/2013/0100	Proposed Replacement Signage (Approved 25/06/2013)

CONSULTATIONS

Publicity

Site Notice expiry date: 20th March 2021
Neighbour consultation period ends: 6th April 2021
Press Advert: 6th May 2021

Public Comments

An objection has been received from a member of the public that states the following:

I object to the proposed application with reference to the cycle provision. The only mention, within the application, of the cycle racks exists within the Heritage Statement where it states there is plenty of room at the front of the bank and they will be placed "where it is deemed safe". I believe this is vague especially considering the narrow footway next to the A57 and pedestrian railings.

It is not appropriate to grant permission to install street furniture without detailed plans and a copy of the notice to the land owner, whom I presume is DCC.

Town / Parish Comments

N/A

HPBC Conservation Officer

Initial Comments:

Site within the Norfolk Square Conservation Area. The building is situated prominently on the road junction in an area of high townscape value with Listed Buildings in the immediate vicinity. The building is an ornate 19th century, classically inspired property with a particularly ornate second floor with distinctive dormer windows, sash windows, raised parapets, scroll motifs and chimneys. The building is part of a larger architectural composition which extends along Victoria Street as far as the Listed Gatehouse and extends along High Street East to incorporate a further property.

I note that the first floor and second floor windows facing the street are historic timber sash windows, apart from the metal ground floor shop windows and metal windows to the enlarged openings to the first floor.

The application proposes the replacement of all windows with white UPVC in a similar style. No details are provided of the existing windows.

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.

Further Response:

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.

Derbyshire County Council Highways

No prior consultation with the Highways Authority in connection with placement of cycle stands within the public highway.

The section of footway fronting the building carries a significant footfall, being in a town centre location at a busy vehicle and pedestrian junction. The existing footway width is already relatively constrained, as it contains necessary highway infrastructure associated with the signalised crossroads junction, and there are no.2 busy controlled pedestrian crossing point on the building frontage itself. The Highway Authority would therefore not be in a position to support the placement of cycle stands identified in the current application, on grounds of highway safety and the efficient and safe movement of pedestrians on the public highway.

On the basis of the application proposals as submitted the Highway Authority recommends the application be refused on the basis of the above. Alternatively the application may wish to remove the element from the proposals and enter into negotiations with the Highway Authority to see if there would be the opportunity for cycle stand provision elsewhere in the vicinity, to pursue their carbon neutral project.

OFFICER COMMENTS

Principle of Development

The application in its revised form seeks permission for alterations to an existing bank within the town centre of Glossop, one of the large Market Towns that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2. Glossop is identified as being an area where new housing and economic growth will be supported.

LP Policy CF1 refers to development within the defined town centres and supports proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design.

The general principle of making alterations to the existing property in the interest of improving the aesthetics of the building is therefore supported. However the site lies within the Norfolk Square Conservation Area and as such the application is subject to LP Policy EQ7, and restrictive policies under Chapter 16 of the NPPF, underpinned by Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Having regard to the above, the application can only be supported in the event that it can demonstrate compliance with these restrictive policies relating to heritage conservation, notwithstanding all other relevant material considerations.

Design & Conservation

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, in terms of scale, height, density, and layout.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will 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.

Paragraph 127 of the NPPF states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture are sympathetic to the surrounding built environment.

Paragraphs 193-196 of the NPPF sets out how a local planning authority should assess the significance of a heritage asset, and how to assess the potential impacts of a proposal on such an asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.

The building stands in a prominent location on a corner plot in the town centre of Glossop and given the elements of historic interest identified by the Conservation Officer, it is critical that any alterations to renovation works are sensitively handled.

The original plans showed the incorporation of UPVC which is not encouraged on historic buildings as it often dilutes the historic fabric of the building and contributes negatively to the overall setting of a conservation area. The applicant has heeded the comments of the Conservation Officer by submitting revised plans that show secondary glazed to be installed and timber windows to be retained and redecorated.

Despite the proximity to the listed building to the south and at the entrance into the Howard Town complex, the proposals would not harm the visual character of this heritage asset.

Having regard to the revised plans and further comments from the Conservation Officer, it is considered that the revised proposals will preserve the historic fabric of the building and will therefore ensure that the overall character and appearance of the street scene and setting of the conservation area will also be sustained, in accordance with LP Policies S1, EQ6 and EQ7, relevant paragraphs under Chapter 12 of the NPPF relating to design, relevant restrictive paragraphs under Chapter 16 of the NPPF relating to heritage conservation, and Section 72 of the Act 1990.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. Paragraph 108 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The original proposals included the provision of cycle racks within the public highway, these have now been removed from the application. In its original submitted form, this aspect of development could not be supported having regard to the objection from the Highways Authority, however revised plans have addressed this issue by omitting this element from the scheme.

As such, the application in its revised form is not considered to result in any adverse impacts upon highway safety in accordance with LP Policy CF6 and paragraph 108 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- 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.

The application in its revised form seeks alterations to No.2 High Street East, Glossop which is occupied by Lloyds Banking Group and is located in a prominent location in the town centre and within the conservation area.

Further to initial objections in connection with the design of replacement windows and provision of cycle racks within the highway, revised plans have been submitted which have been found to address these issues.

As such, the revised scheme is judged to accord with all relevant local development plan policies, restrictive policies relation to heritage conservation contained under Chapter 16 of the NPPF, and consequently Section 72 of the Act 1990. The application is thus considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 13th July 2021

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council