

DELEGATED DECISION REPORT

HPK/2022/0321 & 12 SPRING GARDENS
HPK/2022/0332 BUXTON
Valid 09/08/2022

RECREATION
(REINTERPRETATION) OF AN
HISTORIC SHOPFRONT
BASED ON AN IMAGE FROM
WWW.PICTURETHEPAST.ORG
.UK.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Listed building
- Conservation Area
- Amenity
- Highway safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site is a three storey building with dormer windows forming an attic floor. 10 – 12 Spring Gardens is part of a larger listed structure, 10-28 Spring Gardens, a grade 2 listed row of six shops with residential accommodation above. The current shop frontage for 10-12 Spring Gardens is currently an aluminium, modern shop front for Fitzgerald Craft Bakery. The first, second and attic floors are uniform with the other 5 shop fronts under the listing, although all 6 are in varying conditions of repair. The site is also within the Buxton Central conservation area.

PROPOSAL

The application proposes to remove the existing aluminium shop front. This will be replaced with a hardwood shopfront painted in oil-based farrow and ball no 94 (carriage green). There will be a timber shop sign which states “Craft Bakery – Fitzgeralds – Coffee Shop”, following revised plans this will be painted timber with hand-painted lettering. There will be a trefoil mullion head based upon a historical photograph of another property on Spring Gardens. The paint will be removed from the ashlar pillars which flank the current shopfront, the gritstone plinth will be repaired and have a siloxane water repellent coating. There will be a mosaic instead of micro mosaic or Victorian/Edwardian design by London mosaic. A traditional awning will be placed over the shop sign with iron pivot arms attached to the ashlar pillars. The awning fabric will match the carriage green colour of the proposed sign. Following revised plans the height of the awning will be a minimum of 2.6 metres.

General repointing will be done using NHL 2/3.5 or hot mixed lime were required. The ashlar and masonry will be renewed with a new lead weather window top with improved drip to mitigate disaggregation in a number of places, including the cornices and balcony. All windows on the north façade will be repaired following Historic England's 'traditional windows – their care, repair and upgrading' guide. The ornate cast-iron rails will be repaired, with missing finials reinstated, this will then be painted RAL 7023 (concrete grey), following revised plans this is now proposed to be painted off-black RAL 7021 or F&B black blue N. 95. The ferrous flag pole bracket will be removed, following revised plans these would be temporarily removed to allow of masonry repairs, redecorated and reinstated.

A concealed service riser is also proposed, however this is tba until opened up. Furthermore, a bulkhead will be created in the suspended ceiling, the mechanical air curtain repositioned and cornice repaired/reinstated.

At the base of the shop window will be another sign, which following revised plans will have aluminium or painter brass or painter timber surrounds and cills. This has a number of options for the lettering, painter timber with hand-painted lettering, embossed patinated brass or carved and incised signs: dark background with gilded/gold lettering. The variety of options have been provided as the applicant is unsure which will be chosen dependant on budget constraints.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/8362 – For Proposed Change Of Use From Retail To Building Society
Office APPROVED

HPK/0000/8429 - Change Of Use Shop To Building Society WITHDRAWN

HPK/0000/9073 - Advertisement Signs NONE

HPK/0001/3244 - For Proposed Change Of Use From Cafe To Light Industrial Manufacture Of Wet Suits APPROVED

HPK/0002/3818 - Replace Existing Non-illuminated Projecting Sign With A New Externally Illuminated Sign APPROVED 30/12/1985

HPK/0002/5428 - Change Of Use From Vacant Cafeteria To Office Use APPROVED 30/06/1987

HPK/0003/2514 - Change Of Use To Hairdressing Salon WITHDRAWN 11/05/1993

HPK/2001/0459 - Illuminated Fascia And Hanging Sign APPROVED 13/11/2001

HPK/2001/0497 - Replacement Of Fascia And Hanging Signage APPROVED 06/12/2001

HPK/2003/0268 -Alteration And Replacement Of Shopfront REFUSED 20/05/2003

HPK/2003/0269 - Replacement /alterations To Shop Front REFUSED 20/05/2003

HPK/2007/0043 - Listed Building Consent : Adaptation Of Upper Floors To Existing Building To Form 2 No. Self Contained Apartments With Minor External Alterations (rear Only) APPROVED 15/03/2007

HPK/2007/0089 - Adaptation Of Upper Floors To Form 2 No. Self Contained Apartments With Minor Internal Alterations (rear Only) APPROVED 15/03/2007

HPK/2007/0762 - Replacement Shop Sign APPROVED 09/11/2007

HPK/2007/0763 - Listed Building Consent : Internal Alterations To Existing Premises, Plus New (replacement) Shop Front APPROVED 09/11/2007

HPK/2007/0764 - New (replacement) Shop Front To Existing Premises APPROVED 09/11/2007

HPK/2008/0185 - New Shopfront & Internal Alterations. APPROVED 07/05/2008

HPK/2008/0186 - Listed Building Consent For New Shopfront And Internal Alterations. APPROVED 07/05/2008

CONSULTATIONS

Publicity

Site Notice expiry date: 20/09/2022
Neighbour consultation period ends: 30/08/2022
Press Advert: 08/09/2022

Public Comments

Support (1):

- Looks good. Shows the benefit of having HAZ funding. Hope that other neighbouring properties will be similarly improved.

Town / Parish Comments

N/A

National Amenity Societies

No comments received

Derbyshire County Council Highways

The proposal seeks alterations to an existing storefront including the provision of an awning over the frontage to Spring Gardens which is within the public highway.

In the submission the applicant has shown that they are proposing to install a /awning to the front of the building; since this would project out over public highway the awning and its mounting system (or any part thereof) should comply with current design criteria i.e., there should be a suitable overhead clearance above adjacent footway level. Additionally, no part of the proposed canopy/awning should be within 0.5m of the carriageway edge. Unfortunately, the submitted details appear to indicate that the lowest section of the awning height over the footway will be around 2.1m.

In this instance this Authority would be prepared to accept a footway clearance of 2.6m to any part of the awning.

The applicant should be asked to provide revised drawings suitably resolving the above matter and upon receipt I would comment further. Please also advise the applicant that the awning will also require formal licence with my Council as relevant Highway Authority under the Highways Act 1980 and that there are further costs involved with this process.

HPBC Conservation Officer

No objection to app ref: HPK/2022/0332.

Subject to:

As it is noted on drawing no: 22226-P155 'general repointing where required' and two options are outlined;

- Hot lime/(Traditional lime) mortar is the preferred option.

OFFICER COMMENTS

Principle of Development

LP Policy S2 states that development should be directed towards sustainable location such as Buxton Market Town. The site is situated within this built-up area boundary, therefore the principle of the development is acceptable.

Design and Heritage

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment

Section 12 Paragraph 130 of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change

Section 12, Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed

HPBCs Design Guide for Shopfront (SPD) states that it is important to restore or retain any shopfronts what contribute to the overall design and character of the area. Where it is not possible to retain the existing shopfront, the design of the replacement should respect the architectural style, character and traditions of the buildings. Traditional colours used are of a rich, dark variety. Any canopies or blinds should be designed and sensibly located to add to the street scene. Doors were traditionally recessed and the floor decorated with mosaic tiles to create a sense of invitation.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

NPPF 199 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 This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10 – 28 Spring Gardens is noted as one of the best examples of commercial terraces in the Buxton conservation area character appraisal. They are also noted as having mostly original shop frontages. Unfortunately, 12 Spring Gardens does not have its original shop frontage. Therefore, the proposed reinterpretation of a historical shopfront is a welcome enhancement to both the Buxton Central conservation area and the Listed building itself. Following the revised plans, the proposal will not cause any harm to the significance of the building.

Following the revised plans the proposal demonstrates compliance with the HPBC Design Guide for Shopfront (SPD) as the overall design will respect and complement the architectural style of the building. Furthermore, the proposal complies with the traditional features of shopfronts which the SPD identifies.

However, the HPBC conservation officer expressed concerns regarding the proposed type of mortar used in any required repointing. As such it is recommended that the hot lime/(traditional lime) mortar be specified for use through condition.

Overall the proposal will enhance the listed building and wider conservation area.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

Section 12 Paragraph 130 of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposal will be of improved visual amenity for the area. The installation of the awning has been raised to a minimum height of 2.6 metres, in revised plans following comments from county highways. This will ensure that users of the pedestrian area of Spring Garden and their public safety is maintained.

Furthermore the proposal will not negatively impact any neighbouring properties, as no extension or additional lighting is proposed.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities.

LP Policy CF 6 states that all development should be safely accessed, minimising the need for travel.

County Highways expressed concerns regarding the height of the proposed awning, and requested that this be raised in height to ensure an acceptable level of footpath clearance. The applicant has submitted revised plan on which the awning has been raised to a minimum height of 2.6 metres, now complying with Highway safety.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an

“Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

Following the submission of revised plans the development is considered to be acceptable in terms of design, heritage, amenity, public safety and highway safety. The proposal will enhance the heritage asset. It is regarded as in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore, this application is recommended for approval with conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: Rachel Robinson

Recommendation Date: 04/10/2022

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council