

DELEGATED DECISION REPORT

HPK/2022/0423
Valid 14/09/2022

8 PONDEN HOME, SPRING
GARDENS, BUXTON,
DERBYSHIRE, SK17 6DE

RECREATION
(REINTERPRETATION) OF AN
HISTORIC SHOPFRONT (FULL
- MINOR)

MAIN ISSUES

- Principle of Development
- Design Considerations (Heritage)
- Impact upon Residential Amenity
- Highway Safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site is a three storey building which is located within the Buxton Town Centre and Primary Shopping Area as defined by the Local Plan Policies Map. The ground floor of the building is in use as a shop. The site also lies within the Buxton Central Conservation Area, while the adjoining terrace of 10-28 Spring Gardens, are a Grade 2 listed row of six shops with residential accommodation above. The site also lies within an Area of Archaeological Interest.

The site also lies within the Buxton Groundwater Source protection Zone and partially within a Flood Zone.

PROPOSAL

The application proposes to remove the existing shop front to recreate the former historic shopfront for the building.

The proposals include:

Glazed tile stall riser
Bronze/bronze effect stall riser vents
Hardwood and glazed door and shopfront with bronze effect kickplate and accessories. Oil based painted
Glazed leaded lights, semi transparent with colours to reflect historic shopfront
Hopper style fanlight
Mosaic instep floor
Replacement panelled fascia board
Reconstruction of bay windows with hardwood joinery
Realignment and reconstruction of dormers with bay windows
General repointing

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub-Area Strategy
CF1 – Retail and Town Centres
CF2 -
EQ6 Design and Place Making
EQ7 Built and Historic Environment

Supplementary Planning Documents/Guidance

A Design Guide for Shopfronts
Buxton Design and Place Making Strategy
Buxton Conservation Areas Character Appraisal

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/2001/0005 - Change of Use from Use Class A1 'Shops' to Class A2 'Financial & Professional Services' – Approved – 14/05/01

HPK/2001/0530 - Proposed new shop front – Approved – 13/12/01

HPK/2001/0540 - Part first floor, second and third floor change of use from Class A2 to Class C3 forming 2 no. residential flats in total – Approved – 13/12/01

HPK/0002/4731 - Part demolition of existing shop premises to form extension to ground floor shop and first floor loading area – Approved – 17/10/86

HPK/0002/4865 - Demolition of rear unused premises. alterations to form shop premises including new works at rear – Approved – 17/12/86

CONSULTATIONS

Publicity

Site Notice expiry date: 28/10/22
Neighbour consultation period ends: 03/11/22
Press Advert: 03/11/22

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No highway safety comments to make

Conservation Officer

No objection.

I am happy that the scheme shows a historically accurate design to revitalise the building in a prominent position, in among the traditional historic townscape.

As the proposed annotated drawings outline various choices, I may put forward my 'vote' for some of the available options as follows:

- Single or LandVac glazing.
- Woodsage with contrasting Hague blue. (Joinery/window detailing).
- Hardwood timber core patinated brass clad mullions. (to GF shopfront).
- Shopfront joinery oil based colour; either.
- Hot Lime preferable for mortar repair.
- Heritage Green Metro Tiles to stall riser.

OFFICER COMMENTS

Principle of Development

The application relates to the construction of a new shop front to a building which is located within the Town Centre Boundary for Buxton, within its Primary Shopping Area, as defined by the Local Plan Policies Map. Policy S7 relates to the Buxton Sub-Area and seeks to protect and enhance the unique characteristics of Buxton's spa heritage and townscape through, inter alia, promoting development which supports the distinctiveness of Spring Gardens having regard to the Design and Placemaking Strategy. The principle of shop front improvements is considered to be acceptable, provided that the development is of acceptable design and which, in this instance, has regard to designated heritage assets. The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations (including impact on Heritage Assets)

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. As set out above, Policy S7 seeks to ensure that development is informed by relevant Design

Guidance which reinforces the distinctiveness of Spring Gardens. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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. Doors were traditionally recessed and the floor decorated with mosaic tiles to create a sense of invitation.

The Buxton Design and Place Making Strategy highlights that historic buildings in Spring Gardens must be conserved and enhanced, and that interventions are likely to be limited and involve the upgrading of shopfronts. Development should create a public realm which reinforces Spring Gardens as the prime shopping street.

The application site lies within the Buxton Conservation Area and is sited adjacent to Listed Buildings. The existing shopfront at No.8 Spring Gardens is a more modern shopfront which is largely glazed with the majority of the traditional elements lost. While it is not specifically cited within the Buxton Conservation Areas Character Appraisal as a negative shopfront, it is not considered to be an appropriate design which preserves the traditional character of the Conservation Area.

The application proposes the complete removal of the existing shopfront and the reinstatement of a shopfront which is more traditional in character and design. The design approach has been informed by historic photographs of the site. The proposals would reintroduce the traditional features of the shop front, using appropriate materials and colour palette, and is an appropriate interpretation of a traditional shopfront. The Conservation Officer has raised no objection to the proposals but has suggested the use of certain materials/techniques for some elements of the development.

The application proposals also include works to the upper floors, including the repair or replacement of existing windows and the reintroduction of traditional features. These proposals are considered to be appropriate and would help to enhance and revitalise the building frontage as a whole and wider conservation area.

It is noted that planning permission (and Listed Building Consent) has recently been granted for similar proposals to recreate a traditional shopfront at No.12 Spring Gardens (approved under HPK/2022/0321 & HPK/2022/0332). The design approach adopted under this application reinforces the requirement to reintroduce traditional shopfronts within Spring Gardens and is wholly consistent with the Local Plan Policies, and supporting guidance, and would represent an enhancement to the Conservation Area, which would not harm the significance of designated heritage assets.

Amenity

The proposed replacement shopfront would not result in any increase in bulk or mass to result in overshadowing or overbearing, or give rise to any additional privacy or overlooking issues. No proposals do not seek any change of use of the premises and as such no further end user noise or disturbance issues would arise. The development therefore would not have any detrimental impact on the amenity of nearby residential properties.

Highway Safety

No highway safety concerns have been raised by the Highways Authority.

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.

Although the site lies within flood zone 2, the replacement shop front and other external alterations would not give rise to any additional flooding elsewhere.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals are acceptable and would comply with the policies contained within the Development Plan, when considered as a whole, and guidance within the NPPF, and as such it is recommended that the application be approved subject to appropriate conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 08/11/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council