

DELEGATED DECISION REPORT

HPK/2022/0483
VALID 24/10/2022

26, CHURCH STREET,
HAYFIELD, DERBYSHIRE,
SK22 2JE

REPLACEMENT WINDOW AND
RE-PAINTING GABLE (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations/Impact on Heritage Assets
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hayfield as defined by the Local Plan policies map. The dwelling is a three storey detached property which is located on the edge of the centre of Hayfield. The surrounding area is predominantly residential in character with a number of commercial uses in the immediate area. The dwelling is located on a corner plot with the end gable facing Fishers Bridge. The site lies within the Hayfield Conservation Area.

PROPOSAL

This application proposes the replacement of an existing window within the side elevation and the repainting of the gable.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Hayfield Conservation Area Character Appraisal (2011)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6705 – Conversion of Ground Floor Shop to Living Accommodation –
Approved – 13/07/1988

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 15/12/22
Press Advert: 15/12/22

Public Comments

None

Town / Parish Comments

None received

Conservation Officer

The Conservation Area, a designated Heritage Asset is not assessed in the Heritage Statement and therefore the supporting documents for this application have not met NPPF guidance. Notably paragraph 194. Further to this, the scheme does not acknowledge the two listed buildings, both of Grade II designation that sit either side of this corner plot at 26 Church Street.

Historic England provides guidance for Good Practice in Planning surrounding Setting. Setting, by definition as noted by the NPPF is the surroundings in which a heritage asset is experienced. Due to the close proximity of two listed buildings and the scheme's prominent position within the Conservation Area, it would be pertinent to have a more thorough assessment of any potential impact or change imposed on the now three identified Heritage Assets.

Until such time an appropriate assessment and exploration of the Heritage Assets this scheme has in its vicinity, I cannot give a clear response.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hayfield, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate having regard to the impact upon

designated heritage assets, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations (including impact on Heritage Assets)

The application site is located within the Hayfield Conservation Area which is a designated heritage asset. In such locations there is a requirement to conserve and enhance.

The application proposes the replacement of an existing window within the side elevation. The window would be a timber framed sash window which would match the existing opening in proportions and design. The proposal also seeks to repaint the gable elevation in a "sandstone" colour, which would be appropriate for this elevation.

Concern has been raised by the Conservation Officer with regard to the content of the Heritage Statement. However, it is considered proportionate to the scale of development proposed. Given the nature of the development it is not considered that the proposals would cause harm to the significance of the conservation area or setting of nearby Listed Buildings.

In any event, no Article 4 Direction exists for Hayfield and given the extent of development proposed, the works are likely to be permitted development under Schedule 2, Part 1, Class A and Part 2, Class C.

Amenity

No amenity issues would arise from the proposed replacement opening or painting of the gable elevation.

Highway Safety

The scheme would not result in any uplift in bedrooms at the dwelling and as such there would be no highway safety issues for consideration.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 15/12/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council