



CAROLINE TAMWORTH PLANNING

Planning and Design

PLANNING APPLICATION

- 1) PROPOSED CHANGE OF USE FROM MIXED USE OF OFFICE AND DWELLING TO HAIRDRESSERS WITH BEAUTY ROOMS AND 1 NO. SEPARATE DWELLING
- 2) REPLACEMENT SHOP FRONT
- 3) DEMOLITION OF REAR CONSERVATORY AND REPLACEMENT WITH SINGLE STOREY PORCH EXTENSION
- 4) BLOCKING UP OF DOOR AND REPLACEMENT OF FIRST FLOOR WINDOW TO SIDE ELEVATION

9-11 NORFOLK STREET, GLOSSOP, SK13 7QU

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT

Prepared on Behalf Of

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1.0 The Site

1.1 The application relates to an end terrace property to the western side of Norfolk Street within the centre of Glossop. The building is two storey and of stone construction although the front elevation stonework has been painted cream. The front elevation contains a traditional style shop front with a simple cornice supported by corbels, stone stall risers, two fractional windows and a central entrance door. The windows to the first floor and side elevation have simple casements with top opening vent lights. There is a simple lightweight framed glazed single storey structure to the rear, amenity space and a small outbuilding. External access to the rear of the building is via a passageway to the side.

1.2 The remainder of the terrace comprises residential properties and there are also terraced dwellings to the opposite side of Norfolk Street, although there is a commercial unit opposite at No. 36. To the south of the site is the car park of The Star Inn public house beyond which Norfolk Street takes on a commercial character.



Front elevation



Rear elevation

1.3 The building is currently in mixed use with a commercial unit to the front section of the building and residential accommodation to the rear section.

2.0 The Proposal

2.1 The application seeks consent for the sub-division of the building to create a hairdressing salon and beauty rooms to the front section of the building and a two bedroomed dwelling to the rear.

2.2 The hairdressers and beauty rooms will be accessed from the front elevation. The shop window and door frames will be replaced but the original openings will be unaltered.

2.3 The dwelling will be accessed via the passageway to the side of the building through the entrance door in the new stone clad porch which will replace the current glazed structure. The blocking up of the existing side door and internal walls will provide a complete separation of the two uses. The first floor window to the side elevation will also be replaced.

2.4 As part of the renovation works the roofing materials will be removed to enable repairs and the existing tiles re-laid. The chimneys will be removed.

2.5 The proposed hours of operation of the hairdressers and beauty rooms will be:-

Monday	-	Closed
Tuesday	-	09:00 – 15:00
Wednesday	-	10:00 – 20:00
Thursday	-	09:00 – 17:00
Friday	-	09:00 – 18:00
Saturday	-	09:00 – 16:00
Sunday	-	Closed

2.6 Detailed plans are provided by Creative Architecture Ltd.

3.0 Planning Policy Context

3.1 The application site is unallocated for any primary purpose on the High Peak Borough Council Local Plan Proposals Map. However, it is located within a conservation area.

3.2 The following Local Plan Document policies are relevant:-

- Policy S1 - Sustainable Development Principles
- Policy S1a - Presumption in Favour of Sustainable Development
- Policy EQ6 - Design & Place Making
- Policy EQ7 - Built and Historic Environment
- Policy E1 - New Employment Development
- Policy E4 - Change of Use of Existing Business Land and Premises
- Policy H1 - Location of Housing Development

- Policy H3 - New Housing Development
- Policy CF6 - Accessibility and Transport

3.3 Guidance contained within High Peak Borough Council's Supplementary Planning Documents (SPDs) 'High Peak Design Guide', 'Design Guide for Shop Fronts', 'Glossop Design & Place Making Strategy' and the 'Glossop Conservation Area Character Appraisal' is relevant along with advice from central government contained within the National Planning Policy Framework (NPPF).

4.0 Planning Policy Compliance

Policies S1 & S1a

4.1 Policy S1 states that the Council will expect that:-

“all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.”

4.2 Policy S1 seeks to ensure that development makes efficient use of land, is of a high-quality design and takes place in sustainable and accessible locations within or adjacent to existing communities. A presumption in favour of sustainable development is also at the heart of the NPPF.

4.3 The proposal will make efficient use of an existing building and maximise the use of the floor space available to provide a mixed commercial and residential use. The site is within a sustainable location and is well located in terms of access to public transport links. There is a frequent bus service in operation along the surrounding highways and Glossop railway station is just a few metres away to the south.

Policy EQ6

4.4 Policy EQ6 states that:-

“All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*

- *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity*
- *Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees*
- *Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities*
- *Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments*
- *Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people*
- *Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;*
- *Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1*
- *Ensuring that development takes account of national design guidance and Supplementary Planning Documents”.*

4.5 The NPPF and the Council’s design SPDs also demands a high-quality design in all developments and proposals must respect the local context.

4.6 The proposed development involves work to the exterior of the building that will enhance its character and appearance and maximise its use, thereby securing its long-term future. The applicant has shown a clear commitment to the business and building by providing financial investment to sympathetically repair the building. The replacement roof, windows and shop front will enhance the quality of the fabric of the building and contribute towards the vitality of this part of the town.

4.7 The existing conservatory to the rear is of a simplistic and functional design and does not fit in with the character of the area or provide useful accommodation as the fully glazed design does not offer any privacy, allows water to ingress and it is very difficult to regulate the temperature. The proposed replacement with a well-designed porch will appear as a logical and subservient extension to the dwelling and be more beneficial to future occupants.

4.8 The proposed sub-division will ensure that the frontage of the unit remains in active commercial use whilst the rear provides quality living accommodation. As the building is already in mixed use the overall function of the building will not alter significantly as a result of the proposal. The uses are compatible with surrounding land uses and will not lead to unacceptable levels of noise and disturbance or pollution.

4.9 The external alterations proposed will have a positive visual impact on the building and street scene and the development as a whole will be fully compliant with the provisions of policy EQ6 and guidance contained within the Council's SPDs relating to design and shop fronts.

4.10 Further detail on design is provided below.

Policy EQ7

4.11 This policy seeks to protect, conserve and enhance heritage assets and their settings within the High Peak.

4.12 The building is located within the Glossop Norfolk Square Conservation Area which was established in 1970.

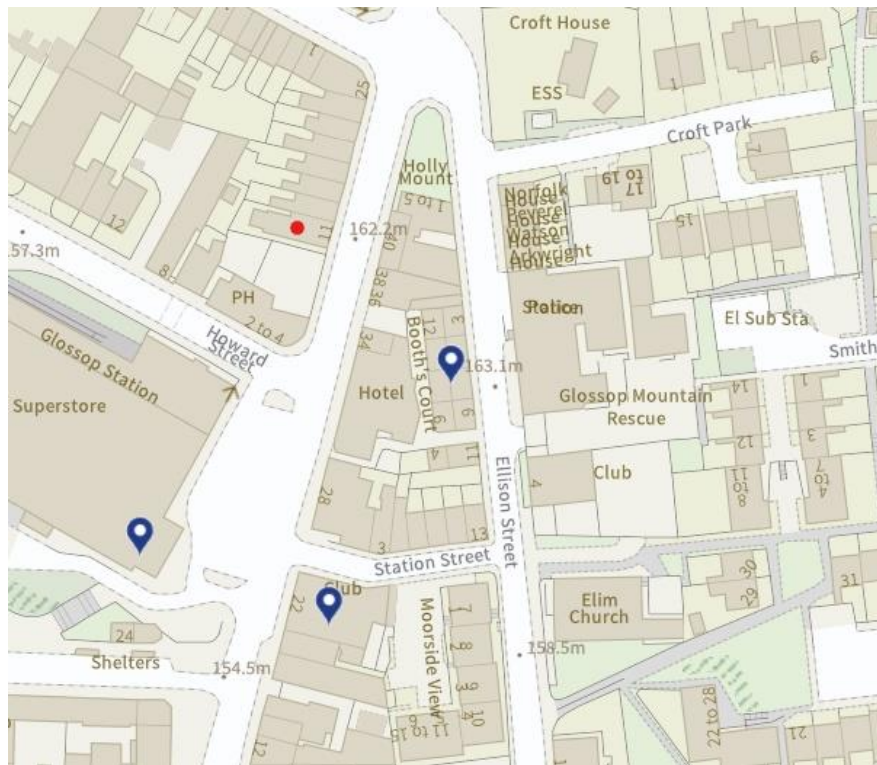
4.13 Section 16 of the NPPF – Conserving and Enhancing the Historic Environment - requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.14 In this case the asset is the Glossop Norfolk Square Conservation Area.

4.15 The application site is located at a pinch point between the larger northern and southern parts of the conservation area. This section of Norfolk Street contains the Grade II listed railway station and co-op building to the south of the site and set back from the road frontage.

4.16 The Grade II listed Conservative Club at No. 22 Norfolk Street to the south east of the railway station and co-op is to the opposite side of the road.

4.17 The Grade II listed Norfolk Arms public house is further to the south close to the junction with High Street East and Norfolk Square.



Extract from Historic England website
 Application site in red
 Listed buildings marked with blue flag

4.18 The Glossop Conservation Area Character Appraisal SPD states:-

“Norfolk Square, the central historic formal civic space is at the heart of the conservation area and the town. It is a key civic space and has an equally important social function as the location for events and for general recreation and meeting.”

4.19 The application site is located some distance to the north from Norfolk Square but nevertheless the central section of the conservation area contains the historic railway station and co-op and as such is an important part of it.

“The fact that many of the 19th and 20th century buildings from the town’s development survive is a significant contributory factor to the overall architectural quality of the town. Within the commercial core, diversity in architectural styles is a defining characteristic with key buildings of significant architectural merit located along each of the main thoroughfares. The juxtaposition of buildings of differing architectural style around Norfolk Square is particularly successful as the majority of traditional buildings are of a high architectural quality. The architectural quality of the vernacular buildings that comprise the majority of the town has been marred by the loss of traditional joinery on a significant number of properties. This undermines the

architectural quality of most of the town's residential buildings and as terraces, cumulatively impacts on key frontages as a whole."

4.20 The SPD goes on to say:-

"Modern shopfronts predominate in the conservation area, and shopfronts as a whole do not contribute to its historic character. Unsympathetic advertisements, in particular oversized fascias dominate a significant number of shop fronts and undermine the architectural quality of those traditional buildings of which they form a part. Traditional shopfronts are few but those that do survive are of high architectural quality and contribute significantly to the character of their immediate environs."

4.21 The shop front of the application building is of traditional appearance and materials and it is the applicants wish to retain the original design and stone detailing as part of the proposed enhancements which will result in an improvement to the character and appearance of the street scene within this part of the conservation area.

4.22 Due to the characteristics of the conservation area it is considered to be of high significance.

4.23 NPPF Paragraph 197 states that:-

"In determining applications, local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness."*

4.24 NPPF Paragraph 206 states that:-

"Local planning authorities should look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets, to protect or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.25 NPPF Paragraph 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 (and the more important the asset, the greater the weight should be). This is

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

4.26 The proposed development, through the use of appropriate materials and design, seeks to improve the fabric and external appearance of the building which will enhance its character to the benefit of the street scene and conservation area.

4.27 The external works and rear extension will not lead to the loss of any important architectural features of the building and will serve to enhance its appearance and functionality. Although it is not intended to replace the two chimney pots which are in a poor state of repair this will not result in harm to the heritage asset.

4.28 The continued use of the building for the commercial and residential will have a neutral impact on the heritage asset but will help to secure its long-term use and maintenance of the fabric of the building.

4.29 As the proposed development is not considered to lead to less than substantial harm to the significance of the heritage asset, for the reasons stated above, there is no requirement to demonstrate that the proposed development will bring public benefits that would outweigh any perceived harm.

4.30 The proposed development is considered to be fully compliant with local and national heritage planning policy.

Policies E1 & E4

4.31 Policy E1 provides guidance on new employment development with policy E4 setting out the Council's approach to the change of use of existing business land and premises.

4.32 Part of the building has an established commercial use. A commercial use will continue following the proposed development and as such there will be no loss of the employment generating use as a result; only its formal separation from the residential use. The residential and commercial uses have existed alongside each other for several years and are compatible and neither use will prejudice the viability of the other going forward.

Policies H1 & H3

4.33 Policy H1 addresses the location of housing development with an emphasis on the efficient use of land in sustainable locations with a preference for the development of previously developed sites over greenfield sites, as is also set out within the NPPF.

4.34 Policy H3 states that the Council will require all new residential development to address the housing needs of local people.

4.35 As with the commercial use, there is also an established residential use on the site. The site is within a highly accessible location within Glossop being within walking distance of a range of shops and services as well as public transport links. The continued use of the majority of the building for residential purposes is the most suitable given the surrounding land uses and adjoining residential property. The proposed dwelling will provide a high-quality living environment for future occupants with pleasant living areas and bedrooms which will be served by adequate levels of natural light. Private amenity space will be available within the enclosed rear yard.

4.36 The proposed hairdressing and beauty rooms use will not generate unacceptable levels of noise and disturbance and the proposed hours of operation are considered acceptable for the location, ensuring that surrounding residents will not be adversely affected by activities associated with the use. The site will operate little differently to at present, just with the two uses being formally separated internally.

Policy CF6

4.37 This policy seeks to guide development towards accessible locations and encourage the use of public transport, walking and cycling. Its states:-

“The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.”

4.38 In line with this policy and guidance within the NPPF, the site is in a highly sustainable and accessible location with a bus route in operation and a railway station close by. Reliance upon the car will not be necessary for either occupants of the dwelling or staff and customers of the salon.

5.0 Design

Amount/Size/Use

5.1 The development will provide 1 No. two bedroomed dwelling and 1 No. hairdressing salon with beauty rooms above. There will be an approximate increase in floor space of 0.9m².

Layout

5.2 The internal layout of the development has been dictated by the layout of the existing floor space along with the need to create a quality living and working environment for the future occupants. There will be a negligible increase to the external footprint of the building and the rear yard area which will continue to provide amenity space and bin storage.

Scale

5.3 The scale of the development is appropriate to the site and intended uses. The proposed rear porch extension is subservient to the main building and will not appear intrusive or overly dominant.

Landscaping

5.4 The external hard landscaped areas will remain as existing.

Appearance

5.5 The design and materials of the proposed extension and external alterations have been carefully considered to reflect the architectural details and fenestration of the original building and to take into account the setting of the conservation area.

6.0 Access

6.1 The proposed development will not affect the existing access arrangements and in line with local and national planning policy the site is accessible on foot, by cycle and by nearby public transport links.

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