

DELEGATED DECISION REPORT

HPK/2022/0549
Valid 19/01/2023

2 SPRING GARDENS
BUXTON

ALTERATIONS TO BUILDING
TO FACILITATE THE CLOSURE
OF BANK

(FULL - MINOR)

MAIN ISSUES

- Design & Conservation

DESCRIPTION OF SITE

The application relates to No.2 Spring Gardens, Buxton which for a considerable period has been home to Natwest Bank. The property lies in a prominent location at the corner of Spring Gardens and Hardwick Road in the heart of Buxton Town Centre. The site also lies within the Buxton Central Conservation Area and within the setting of a number of heritage assets, including 'The Slopes' Grade II Registered Park and Garden.

PROPOSAL

The application seeks permission for various aspects of development that relate to the closure of the existing Bank. Whilst some aspects are not considered to amount to development under Section 55 of the Act 1990 and thus do not require planning permission in their own right, the activities associated with the closure subject of the application is summarised as follows:

External

1. All fascia signage to be removed
2. ATM to be removed and infill to match existing finish
3. All marketing to be removed
4. Letterbox to be sealed closed
5. Remove front facing baseplate from night safe and infill to match existing finish. Internal section of night safe retained

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- EQ6 Design and Place Making

EQ7 Built and Historic Environment
CF1 Retail and Town Centre

National Planning Policy Framework

Achieving Sustainable Development
Achieving Well Designed Places
Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 24th February 2023
Neighbour consultation period ends: 24th January 2023
Press Advert: 2nd February 2023

Public Comments

None

Town / Parish Comments

N/A

HPBC Conservation Officer

No concerns with the removal of branded bank features, respective signage with some interior reinstations.

Requested additional information relating to windows and stone sample

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks alterations to a building that is not listed but nevertheless lies within a prominent location within the heart of Buxton Town Centre, and in the Buxton Central Conservation Area. The works are required to facilitate the closure of Natwest Bank that currently operates from the building. The development is acceptable in principle subject to other 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.

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.

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, having regard to matters of scale, height, density, layout, appearance and materials.

Policy EQ7 sets out 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.

The application site is not specifically mentioned within the Buxton Conservation Area appraisal, the area is described as having a variety of building styles and materials.

The scheme shows the removal of branded bank features, respective signage with some interior reinstations.

The conservation officer had no concerns with the removal of branded bank elements but required information on the status of the windows and a sample of the stone. The applicant's agent subsequently submitted a sample of the replacement stone and confirmed that windows are to be retained as existing. A condition will be attached requiring a sample of the mortar mix to be used, to be submitted and approved before the pointing is carried out.

As such in regard to all of the above the development is not considered to harm the significance of the designated conservation area and has an acceptable impact on the visual amenity of the area.

Amenity

Due to the nature of the development it is considered that the proposal will have negligible impact on neighbour amenity

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That consent is approved subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 21.04.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council