

DELEGATED DECISION REPORT

HPK/2022/0548
Valid 09/01/2023

NATWEST CUSTOMER
SERVICE CENTRE
NORFOLK SQUARE
GLOSSOP

FULL PLANNING AND LISTED
BUILDING CONSENT FOR ALL
MATERIAL INTERNAL AND
EXTERNAL WORKS
REQUIRED TO FACILITATE
CLOSURE OF BANK

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on designated heritage asset

DESCRIPTION OF SITE

The application site relates to National Westminster bank, a grade II listed building.

The listing description is as follows:

GLOSSOP

SK0394 NORFOLK SQUARE 921-1/10/18 (North side) 27/01/78 National Westminster Bank (Formerly Listed as: HIGH STREET WEST (North side) National Westminster Bank)

GV II

Includes: National Westminster Bank HIGH STREET WEST. Bank. 1897 with additions 1910. Ashlar with ashlar dressings to principal elevations, coursed millstone grit elsewhere. Westmorland slate roof with terracotta ridge tiles. STYLE: Elizabethan Revival. PLAN: L-plan with entrance to left of main range, banking hall to right. EXTERIOR: 2 and 3 storeys, single storey to rear. Chamfered plinth, first-floor panel frieze and sill band, second floor band. High Street front, has 3 windows arranged 1:2. All windows have mullions and transoms. 3 storey entrance bay to left has shaped gable with lion finial and datestone. Doorway to left has double panel doors, and 2-light window to right both under round-headed arches with mullion fanlights. Above canted 4-light oriel window on corbelled base, and above again 5-

light window with hoodmould. Banking hall to left has 2 segment headed 4-light windows with hoodmoulds and carved stops, above two 3-light windows, with shaft between topped by rampant lion and shield on crenellated parapet. Left return has irregular 3 window front with crenellated parapet. Segment headed 4-light window to right with hoodmould and carved stops flanked by 2-light windows. To left round headed 2-light window with carved transom and mullion fanlight. Above single 2-light window and two 3-light windows, 1910 extension contains stair marked externally by staggered 3-light windows. Detailing similar to front elevation. Right return has 3 segment headed 4-light windows, and above a single 2-light window. INTERIOR: has ornate plasterwork to banking hall.

PROPOSAL

Listed Building Consent is sought for the following alterations to facilitate the closure of the bank.

To all floors (Internal works)

- Throughout all floors, carefully remove non-original internal signage, marketing, fixtures,
- fittings, racking, IT equipment, furniture and equipment relating to the operation of this retail bank. Make good any large damage caused.
- Glazing to be secured to all areas, making good as required.
- No works to redecorate are proposed.
- Remove all associated mechanical and electrical items and make safe.
- Ensure water supply is not shared prior to turning off and ensuring any heating system will not be damaged or affected.
- Tidy and clean throughout.

Externally

- All fascia signage to be removed.
- ATM to be removed and infilled to match existing finish adjacent.
- All marketing to be removed.
- Nightsafe to be removed and lid sealed.
- Letterbox to be sealed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

EQ7 Built and Historic Environment

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0547- Bank Closure; 1. Removal of non-original internal signage, marketing, fixtures, fitting, racking, IT equipment, furniture, and other equipment, making good any large areas of damage 2. Glazing to be secured to all areas making good as required 3. Remove all associated mechanical and electrical items and make safe 4. All automation to be removed 5. All fascia signage to be removed 6. ATM to be removed and infilled to match existing finish 7. All marketing to be removed 8. Night safe to be removed and lid sealed 9. Letterbox to be sealed- Pending

CONSULTATIONS

Publicity

Site Notice expiry date: 09.02.2023
Neighbour consultation period ends:N/A
Press Advert: 07.03.2023

Public Comments

None received within consultation period

Town / Parish Comments

N/A

Derbyshire County Council Highways

No comments to make.

Conservation Officer

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

Requested additional information relating to windows and method statement

OFFICER COMMENTS

Principle of Development

The application is for works to a listed building. In principle repairs and renovations are welcome and, in some cases, do not require consent however this proposal involves removal of a number of features associated with the former bank. The LPA has a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have very special regard to maintaining or enhancing its special interest.

Impact on significant of designated heritage asset.

Paragraph 199 of the NPPF 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.

Policy EQ 7 states 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 in accordance with sub area strategies S5, S6 and S7.

The Natwest Bank building in Norfolk Square Conservation Area dates from 1897. It is a tall and imposing, fairly ornate Grade II listed heritage asset in a prominent position in the core of the town.

The scheme shows the removal of branded bank features, respective signage with some interior shelving, chairs, tables etc.

The conservation officer had no concerns with the removal of branded bank elements but required information on the status of the windows and any summary of relevant repairs. The applicant's agent subsequently submitted an updated method statement which included samples of the replacement stone for the ATM opening and confirmed that windows are to be retained as existing. The development will be required to be completed in accordance with the method statement received on the 6th April and a condition will be attached requiring a sample of the mortar mix that will 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 listed building and would continue to sustain it.

CONCLUSION / PLANNING BALANCE

Therefore, in giving considerable importance and weight to the duties at section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF, NPPG and Policy EQ7 of the High Peak Local Plan it is recommended that listed building consent be approved.

OFFICER RECOMMENDATION :

That listed building consent be approved

Case Officer: Rebecca Bowers

Recommendation Date: 19.04.2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council