

DELEGATED DECISION REPORT

HPK/2023/0161 5 6 THE QUADRANT
Valid 11/05/2023 BUXTON

ALTERATIONS TO GROUND
FLOOR INCLUDING A SMALL
SINGLE-STOREY REAR
EXTENSION, AND NEW SHOP
FRONTS TO CREATE RETAIL
SPACE

(FULL - MINOR)

MAIN ISSUES

- Principle
- Impact on neighbour amenity
- Assessment of the impact of the proposed on the heritage asset
- Highway safety
- Nutrient Neutrality

DESCRIPTION OF SITE

5 and 6 The Quadrant is located centrally with a prominent curved terraced row that was built in 1852/3 and originally formed part of the Duke of Devonshire Estate. The Quadrant is a large three and four storey terrace constructed of ashlar sandstone, slate roof with large chimney stacks. The building lies within the Central Buxton Conservation Area and is a Grade II Listed. With the exception of the shop front façade at ground floor level, externally the building has changed very little within the streetscene context. Over time the building has undergone minor alterations externally to the rear. Significant internal alterations have taken place and as such here is little remaining of the original layout of the building.

The frontage of the site is of significant fortuitous and historic value and contributes significantly to the townscape.

The listed description: BUXTON

SK0573NE THE QUADRANT 616-1/3/84 (East side) 21/01/74 Nos.1-9
(Consecutive)

GV II

Row of shops with offices above. c1860, extended 1905, with late C20 alterations. Dressed gritstone with ashlar dressings and Welsh slate roofs with grouped stone stacks. Eaves band and moulded eaves cornice. EXTERIOR: 3-storeys, Stepped street front has 9 windows with curved single window ends and 2 window returns, that to left now 6 windows. Facade divided by tall pilaster strips with vermiculated rustication and curved brackets to ground floor and eaves. 9 varied shop fronts,

mostly renewed C20. Tall 3-light mullion windows to first floor with tooled ashlar surrounds, and 3 round headed lights above also with tooled surrounds keystones and projecting sills on stone brackets. Most windows have original casements. Curved entrance at bottom right has doorway with Tuscan Doric columned surround with entablature, above single window and above again single round headed window. Right return has 2 similar windows on the upper floors and a glazed single storey addition of 1905 below with ornate iron parapet. Curved bay at top left has 3-light mullion window to ground floor and single windows above, left return has 6 single windows in similar tooled surrounds. INTERIOR: not inspected.

Consent has been granted for alterations to the building to provide 6 no self-contained apartments which included alterations to the ground floor. The development now proposes amendments to the ground floor.

PROPOSAL

Consent is sought for the refurbishment and extension of the ground floor of 5-6 The Quadrant in order to create a new retail space. The works are as follows:

- Single storey rear extension
- Internal alterations to shop floor such as removal of internal walls, installation of shop bar, new displays and seating areas.
- Alterations to shop front , removal of timber door and replace with glazed window, new windows in existing frames, retention of position of front door with new glazing and removal of stone pier.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 6 Central Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Sections 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2018/0385 For the conversion of the upper floors into 5 no self contained apartments including the for formation of a new rear infill extension housing a glazed lift access, escape stairs, installation of 2 no. dormers to the rear roof slope and rooflights – Approved with conditions

HPK/2018/0386- Listed building consent for the conversion of the upper floors into 5no self contained apartments including the formation of a new rear infill extension housing a glazed lift access, escape stairs, the installation of 2no dormers to the rear roof slope and conservation type roof lights – LBC approved with conditions

HPK/2022/0082 Proposed alterations and conversion of the upper floors to provide residential accommodation. Alterations to the ground floor and new shop fronts to create retail space – approved with conditions

DOC/2022/0044 Discharge of conditions 3, 4, 5,6, 7,8,9,10 and 11 relating to HPK/2018/0386 – pending

HPK/2023/0162-LBC for alterations to ground floor including a small single-storey rear extension, and new shop fronts to create retail space- pending

CONSULTATIONS

Publicity

Site Notice expiry date: 27.06.2023
Neighbour consultation period ends:06.06.2023
Press Advert: 15.06.2023

Public Comments

None received within consultation period.

Town / Parish Comments

None received within consultation period.

DCC Archaeology

No archaeological impact

Severn Trent Waters

Comments relating to surface water drainage hierarchy.

Conservation Officer

Revised plans and details satisfactory. No further issues.

OFFICER COMMENTS

Principle of Development

The principle of the works has been established under applications HPK/2022/0082 & 0083 and the development proposes to retain the retail space on the ground floor

of the building. Therefore, subject to other material considerations the development is acceptable in principle.

Assessment of the impact of the proposal on the heritage asset and impact on Conservation Area

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard must be given to the desirability of preserving a building, or its setting or any features or special architectural or historic interest it possesses.

In accordance with policy EQ7, heritage assets are valued components of the historic environment and the Council recognises that heritage assets are irreplaceable resources; change should be managed in order to sustain and where appropriate, enhance their significance and development should contribute positively to the character of the built and historic environment. In accordance with policy EQ6, development should contribute positively to an area's character and identity in terms of scale, height density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The application site forms part of a prominent and iconic building located within the heart of the historic core of Buxton and is Grade II listed. Located within Buxton Central Conservation Area, 'The Quadrant' contributes to the streetscene context that is shared with 'The Colonnade (Grade II Listed), The Crescent (Grade I Listed) and the Devonshire Royal Hospital (Grade II* Listed).

The Quadrant is considered to be of aesthetic, historical and communal value, having regard to Historic England's Conservation Principles. The rear elevation of the Quadrant, known as 'Quadrant Mews', comprises a series of single storey, two storey and three storey outriggers of varying age, design and condition. Views from wider vantage points of Quadrant Mews are limited owing to a landscaped bank which extends upwards to bound Station Approach to the north east. Vehicular access is available to Quadrant Mews, however no through route is available and access is controlled via a fob activated barrier.

In accordance with policy EQ7 and paragraph 189 of the National Planning Policy Framework this application has been supported with a Heritage Statement, which provides an assessment of heritage significance and an assessment of the impact the proposed development would have upon it.

The Conservation Officer was consulted as part of the proposal and their comments have been taken into consideration during the determination of the application.

The Conservation Officer had no objection to the principle of the development considering consent has been granted recently for a similar development. Considering this the main alterations when compared to the approved scheme is the shop layout and the shop front. The rear extension remains as its shown on the previously approved development. The Conservation Officer required the submission of additional information relating to the proposed door. The also requested additional information relating to the proposed materials. Subsequently the agent clarified that the windows/ doors are to be aluminium considering the use

of the ground floor for a jeweller. Additionally, a window section has been submitted which will be conditioned on any subsequent approval.

Considering the above it is not considered that the proposed development would not cause harm to the significance of the Grade II Listed Building, Buxton Central Conservation Area or visual amenity of the area. The development would sustain and enhance the designated heritage asset, enabling the building to be sympathetically converted this ensuring that the building is put to a viable use. The development is therefore considered to comply with Policies EQ6 and EQ7 of the adopted Local Plan and guidance within the NPPF.

Amenity

When compared with the previously approved scheme the proposed development does not have any additional impact on neighbour amenity.

Highway Safety

The proposed development does not introduce any additional highway issues.

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.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : That planning consent be approved

Case Officer: Rebecca Bowers

Recommendation Date: 05.09.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council