

DELEGATED DECISION REPORT

HPK/2023/0238
Valid 19/07/2023

70 72 SPRING GARDENS
BUXTON

REINSTATEMENT OF
HISTORIC SHOPFRONT

(FULL - MINOR)

MAIN ISSUES

- Heritage (conservation area)
- Design

DESCRIPTION OF SITE

70 72 Spring Gardens is a terraced shop along a main shopping street within Buxton town centre. The application site is of 3 storeys. The ground floor consists of a aluminium and glass shop front. The upper 2 storeys are of stone, with timber sash windows.

PROPOSAL

Planning permission is sought for a replacement shop front. The existing shopfront will be removed and a replacement shopfront will be based upon a historical image of the property.

The shopfront will have a door located at either end of the façade. The door to the west end of the façade will be glazed and timber hardwood, this will provide the main access to the shop. The door to the east end of the façade will be of hardwood. This door is intended to provide street access to the upper floors at a later date. At present this second door will only provide access to the shop within. Both doors will be slightly recessed from the street. a gritstone column will stand beside each door. a fanlight will be located above each door.

The main shop window will be glazed, with hardwood details. Glazed tiles will be applied below the window.

Gritstone repairs and windows repairs and repainting will take place to the first floors.

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 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making

Section 12 Archiving well-designed places

Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/1900 – illuminated painted sign and non-illuminated fascia sign
REFUSED 05/09/1984

HPK/0002/4231 - Change Of Use Of Part First Floor, Second Floor And Roof Space
From Residential Flat Over A Travel Agency To Building Society Offices
APPROVED 16/05/1986

HPK/2007/0077 – shop sign APPROVED 29/03/2007

HPK/2017/0688 - Application for Consent to display an advertisement: Aluminium
Composite panel with full colour printed face and protective laminate. APPROVED
03/05/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 30/08/2023
Neighbour consultation period ends: 11/08/2023
Press Advert: 17/08/2023

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

There are no highway safety comments to make to the applications; however, it is advised that the applicant consult with Derbyshire County Council's Highways Hub regarding any required traffic management for the purposes of undertaking the works via highways.hub@derbyshire.gov.uk

Derbyshire County Council Flood Risk Team

No comment

HPBC Conservation Officer

Objection to LED lighting

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and heritage

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

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

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

HPBC's A Design Guide for Signs (SPD) states that advertisements should always be designed to complement the appearance of the building, the shopfront, and the character of the area. Furthermore fascia signs must be integrated into the building, not to obscure windows or architectural detail. Traditionally the lettering would be of a light colour on a dark background.

HPBC's Design Guide for Shopfront (SPD) states that it is important to restore or retain any shopfronts that contribute to the overall design and character of the area. Where it is not possible to retain the existing shopfront, the design of the replacement should respect the architectural style, character and traditions of the buildings. Traditional colours used are of a rich, dark variety. Any canopies or blinds should be designed and sensibly located to add to the street scene. Doors were traditionally recessed and the floor decorated with mosaic tiles to create a sense of invitation.

No 70 – 72 is located within the Buxton Hardwick conservation area. The building itself is not listed, but exhibits a Georgian architecture characteristic of Spring Gardens'. Unfortunately the application site, nor its neighbours, have their original historical shopfront intact. The proposed shopfront will reinstate a historical shop frontage, based on historical photographs of the application site. The proposed shopfront will be of glass and timber, creating a shopfront respectful of the buildings Georgian character. The proposed shopfronts takes notes from the HPBCs Design Guide for Shopfront (SPD) incorporating recessed doorways and the use of a dark and rich blue paint colour.

As initially submitted the conservation officer objected to the use of LED strip lighting. This has been removed from the latest revised plan. Following this change, overall the proposed design will enhance the host building and surrounding conservation area.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposal will be of improved visual amenity for the area. LED lighting has been removed in the revised plans. As such the proposed shopfront will not create any adverse lighting for nearby residents. Furthermore the proposal will not negatively impact any neighbouring properties, as no extension proposed.

Highway Safety

The proposed shopfront will not impact extend into the highway further than the existing shopfront. No awnings are proposed to extend into the highway. As such there are no highway safety concerns.

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

Following the submission of revised plans the development is considered to be acceptable in terms of design, heritage, amenity, public safety and highway safety. The proposal will enhance the heritage asset. It is regarded as in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore, this application is recommended for approval with conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 6th September 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council