

DELEGATED DECISION REPORT

HPK/2023/0285
Valid 19/07/2023

70 72 SPRING GARDENS
BUXTON

THE PROPOSAL INCLUDES THE REMOVAL OF THE 1970S UPVC FRAMED SHOP- FRONT AND SUBSTITUTE IT WITH A NEW SHOP-FRONT DESIGNED BASED ON A HISTORIC PHOTOGRAPH OBTAINED FROM BUXTON MUSEUM. THE PROPOSED FASCIA CONSISTS OF A NARROW FLAT PANEL SIGN WITH A CORNICE ABOVE. THE SIGNAGE CONSISTS OF THE SHOP'S NAME HAND PAINTED IN LIGHT COLOURED LETTERS.

(ADVERTISEMENT CONSENT)

MAIN ISSUES

- Public safety
- Public Amenity

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.

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 2 – Achieving sustainable development
Section 12 – Achieving 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

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

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.

Section 12, Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed.

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.

HPBCs Design Guide for Shopfront (SPD) states that it is important to restore or retain any shopfronts what 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.

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, The proposed new advertisement of the shop sign comply with the recommendations of the HPBCs A Design Guide for Signs (SPD) and HPBCs Design Guide for Shopfront (SPD) as they are traditional in design, colour and materials. The proposed advertisement is of a style in keeping with the history of the conservation area. The proposal is not seen to cause harm to the surrounding conservation area or street scene.

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.

Revised plans remove any illumination from the proposed advertisement. As such this will not lead to any light pollution. Furthermore the proposed works will be an improvement on the visual amenity of the existing signage.

CONCLUSION / PLANNING BALANCE

The proposed advertisement is considered acceptable in terms of design, heritage, amenity, public safety and highway safety. 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.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 7th September 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council