

DELEGATED DECISION REPORT

HPK/2023/0220
Valid 19/06/2023

11 ST JAMES STREET
BUXTON

PROPOSED REPLACEMENT
WINDOWS AND DOOR TO
FRONT ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage – Conservation Area

DESCRIPTION OF SITE

11 St James Street is a terraced property of stone and slate, located within the Buxton Central Conservation Area. The dwellinghouse currently has brown timber framed sash windows to the front elevation with a timber front door. The first floor has a singular sash window, while the ground floor has a large bay-window.

PROPOSAL

An article 4 is in place on the Buxton Central Conservation Area requiring planning permission for the replacement of external doors and windows. Planning permission is therefore sought for the replacement of the existing front door and front elevation windows.

Upvc windows have been proposed. Revised plans show these windows to have vertical glazing bars, mimicking the appearance of the existing windows. An off-white colour is proposed for the finish. The proposed windows will have a traditional sash opening style. A black upvc door is also proposed.

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 – Achieving well-designed places
Section 16 – conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2023
Neighbour consultation period ends: 18/07/2023
Press Advert: 27/07/2023

Public Comments

None received

Town / Parish Comments

N/a

Environmental Health

N/a

Derbyshire County Council Highways

No highway safety objections

HPBC Conservation Officer

21/07/2023 – objection

18/09/2023 - The ecoslide is preferred, off white would suffice. I encourage the four pane sash style as my previous comments, and as this is the vernacular of Buxton.

18/10/2023 - The drawings show a vast improvement and are now faithful to the vernacular and the setting.

I am content with the revisions, and therefore offer no objection subject to the confirmation of colour codes; To ensure adequate visual appearance within the Conservation Area.

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 16 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. 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.

No. 11 is located within the Buxton Central CA. The dwellinghouse has existing timber framed windows, which are characteristic of the wider conservation area. A number of other properties along St James Street have replaced their windows with upvc examples. Not all of these examples conducted these works with planning permission, therefore the level of harm relating to these are varied.

As such it is considered that the introduction of upvc to no 11 will not harm the street scene or wider conservation area. The design originally proposed was not considered to successfully reflect the conservation areas vernacular. The revised designs present an off-white four-pane window reminiscent of these existing and in keeping with local vernacular styling. The change in door is seen as minima in term of its visual impact. As such it is considered that the proposed windows will maintain the significance of the conservation area and no harm will be felt. It is further considered that there are no design concerns.

Amenity

The proposed windows will sit in the same openings as the existing windows and door. As such there will be no change to neighbouring amenity.

Highway Safety

The proposal will not lead to an increased demand for parking at the application site, nor will it impact upon existing parking provision. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the proposal is considered acceptable in terms of heritage, design, amenity and highway safety. The proposal will maintain the significance of the wider conservation area. As such approval is recommended.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 19th October 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council