

DELEGATED DECISION REPORT

HPK/2023/0326
Valid 13/09/2023

6, HALL BANK, BUXTON,
DERBYSHIRE, SK17 6EW

APPLICATION FOR LISTED
BUILDING CONSENT FOR -
REPLACE AREA OF
WINDOWS TO GROUND
FLOOR FRONT ELEVATION
WHERE DAMAGED BY
VEHICLE IMPACT

LISTED BUILDING CONSENT –
(ALTERATION)

MAIN ISSUES

Impact on the character and appearance of the Grade II listed building.

DESCRIPTION OF SITE

The application relates to 6 Hall Bank, Buxton is a grade 2 listed building, which was listed for group value along with Nos 2A, 2B and 2-5 Hall Bank and No.7 Hall Bank.

The listing reads as:

BUXTON

SK0573SE HALL BANK 616-1/4/40 (West side) 21/12/70 No.6

Terraced town house. c1795 altered late C19 and late C20. Dressed millstone grit with ashlar dressings and Welsh slate roofs with stone stack. EXTERIOR: 3 storeys. Ashlar eaves band, cornice and low parapet. 3-window front has full height pilaster strips with vermiculated rustication. C19 shopfront with panel door and over light to left, tripartite sash and single sash to right with wooden pilasters between supporting wooden fascia board. Above three C20 2-light casements with mullions between. Above 3 round headed 2-light casements with vermiculated surrounds and keystones plus continuous projecting sill band. Rear elevation: coursed rubble. Staggered irregular openings with tooled sills and lintels. The ground floor has a projecting single storey entrance with a flat roof. INTERIOR: not inspected. Included for group value with Nos 2A, 2B and 2-5 Hall Bank (qv) and No.7 Hall Bank (qv).

Listing NGR: SK0577573362

PROPOSAL

The building has been subject to accidental damage - a car pulled out of the access opposite, didn't stop and crashed into the front of the building. This has damaged some of the windows and stonework below to the extent that they cannot be repaired. This application is to replace the damaged areas with construction to match the original.

The left hand window of the tripartite sash and the stonework below have been extensively damaged, and the two windows to the right of this shown on the photograph have been pushed in and are connected to the left hand window. These also need to be replaced.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 7 Buxton Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD

National Planning Policy Framework 2021

Including sections -
12: Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None recorded.

CONSULTATIONS

Publicity

Site Notice expiry date: 21.10.2023

Neighbour consultation period ends: 26.10.2023

Public Comments

No comments received during the consultation period

Town / Parish Comments

No comments received during the consultation period

SMDC Conservation

No comments received during the consultation period

DCC Highways

No comments received during the consultation period

OFFICER COMMENTS

Principle of Development

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Planning applications that accord with policies within the Core Strategy will be approved without delay and where there are no relevant policies, or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

Impact on the character and appearance of the Grade II listed buildings.

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's

townscapes, in terms of scale, height, density, and layout.

LP Policy EQ7 has regard to the Built and Historic Environment. It 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 strategy S7.

The NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the restrictive national planning policies relating to heritage conservation. Paragraphs 199-202 set out how a local planning authority should assess the significance of a heritage asset and the potential of a development proposal upon that asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.

The proposed development comprises repair to windows and stonework. The extent of works is due to the fenestration being connected, so when the impact was taken by one, it pulled in the others to the side. All are irreparable and need replacing.

The replacement windows and stonework will match existing material finish of timber and stone. The replacement windows will however be double glazed and will improve the energy efficiency and sound insulation of this residential property that faces a busy thoroughfare.

The works proposed are not considered harmful to the character of the building, or the conservation area. The paintwork will be sympathetic, to ensure that no historic fabric would be lost as a result of the works, allowing the safeguarding of the listed building and enhance the special character/ historic heritage of the Listed Building, in accordance with Policy EQ7.

The proposal would therefore accord with the provisions of local plan policies EQ6, EQ7 and sections 12 and 16 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed development would sustain and enhance the character and significance of the Grade-II listed building and the surrounding Conservation Area.

For the above reasons it is considered the proposed development would represent a sustainable form of development and would accord with the relevant policies of the Local Plan and the NPPF and accordingly the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 06.11.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council