

DELEGATED DECISION REPORT

HPK/2023/0412
Valid 25/09/2023

58, CHURCH STREET,
GLOSSOP, DERBYSHIRE,
SK13 7RN

LISTED BUILDING CONSENT
FOR REMOVAL OF 2NR
OUTBUILDINGS (RE-
SUBMISSION OF
HPK/2023/0191)

LISTED BUILDING CONSENT –
(ALTERATION)

MAIN ISSUES

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

DESCRIPTION OF SITE

58 Church Street is an end terrace property of stone and slate located within the Old Glossop conservation area. The rear wall of the dwelling is rendered in white. The dwelling house has a small yard to the side of the property, with a parking area to the rear of the curtilage.

The dwelling of No. 58 Church Street is not a Listed Building, however the two outbuildings proposed to be removed are attached to a Grade II Listed Building (No. 56 Church Street).

A high stone wall screens the outbuildings from public view when looking from Church Street.



PROPOSAL

The proposed works seek to demolish two outbuildings and sees the installation of new flagstones on the exterior flooring to the western yard. This space is intended to be used as an outside seating area. It is also proposed to install a new gate with timber posts, associated with a new extension to the north, which has secured planning permission.

No. 58 is not a listed building, these outbuildings are physically attached to the adjacent listed property, number 56. The outbuildings are located within the space between the two properties that is used for recreational purposes, the outbuildings having been used for coal store/ general storage purposes in recent times.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 5 Glossopdale Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Supplementary Planning Documents

Glossop Conservation Area Character Appraisal SPD
High Peak Design Guide

National Planning Policy Framework 2021

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0205 – New gate and hardstanding. Awaiting determination.

HPK/2023/0206 – Listed building consent sought for new gate and hardstanding.
Awaiting determination.

HPK/2023/0070 – Single storey rear extension and alterations to windows and doors. FULL-APP

HPK/2023/0191 - Listed building consent for the removal of 2 outbuildings - refused

CONSULTATIONS

Publicity

Site Notice expiry date: 23/10/2023

Neighbour consultation period ends: 02/11/2023

Public Comments

No comments received during the consultation period

Town / Parish Comments

No comments received during the consultation period

SMDC Conservation

Unsupportive - The conclusion reached by the Heritage Statement is that minor harm will be imposed as a result of the scheme. I am in agreement and will state that in terms of heritage harm this would in fact equate to less than substantial with regard to NPPF paragraph 202 being relevant. I cannot identify public benefits or clear and convincing justification to outweigh this heritage harm identified.

I assess that the removal of these structures looks to sanitise and eradicate surviving features. Something of which will confuse remaining historic legibility, and I remain concerned that this will risk transforming the character of the dwellings into anonymous terraces. This does not faithfully reflect or enhance the evidential or aesthetic value of the listed building or Conservation Area.

The proposals would fail to preserve the special interest of the listed building contrary to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also deemed the proposal will fail to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

DCC Highways

No comment

Historic England

No comment

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 building & Conservation Area.

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 S5.

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 Historic England National Heritage List describes the building (the adjacent property number 56) as follows:

SK0494 CHURCH STREET, Old Glossop 921-1/11/54 (North side) 27/01/78 No.56 (Formerly Listed as: CHURCH STREET, Old Glossop (North side) Nos.54 AND 56)

GV II

Marked on OS map as Nos 54 and 56. Two cottages and workshop, now house. Mid C18, with early C19 additions and C20 alterations. Coursed millstone grit with tooled dressings and stone slate roof with 4 stone stacks and single brick stack. PLAN: 2 single fronted cottages, single depth. L-plan house of single room depth, incorporating later wing to rear. EXTERIOR: 2 storeys. Street front has irregular 2 window facade with quoins to right. Off-centre former doorway with flush ashlar surround now contains C20 glazing bar casement and tiny fixed window above, with to left 3-light glazing bar sliding sash and to right similar smaller 3-light window in flush ashlar surround, beyond single doorway in similar surround with C20 door. Above two 3-light glazing bar sliding sashes that to right smaller in flush ashlar surround. Left return, to Thorpe Street has single 3-light glazing bar casement to each floor and setback to left lean-to catslide extension has single C20 bow window and quoins to left. Right return has single 2-light garret window with flush mullions with 8-pane casements and former roof line visible below. Rear facade has variety of window openings including 2-light flush mullion window at first-floor level. Former C19 workshop wing to rear has two 9-pane glazing bar casements to first floor and C20 garage door to rear gable. INTERIOR: not inspected.

The proposed development proposes the removal of two outbuildings

The application site is located within the Old Glossop conservation Area. The Conservation Officer has expressed that the proposals exert less than substantial harm with regard to NPPF but cannot identify public benefits or clear and convincing justification to outweigh this heritage harm identified. The heritage statement accompanying the application has comprehensively assessed any impact on the assets and when assessing the surrounding area it is considered that the proposal will present no harm to the wider conservation area or surrounding listed buildings.

Adjacent to the application site is no. 56 Church Street a grade 2 listed building. Opposite the application site is Duke of Norfolk Primary School (Grade 2 listed), All Saints Church (grade 2 listed). Further along Church Street is the Bulls Head Public House (Grade 2 listed). To the east of the church and the public house are a number of other listed building along Church Street South, all of which are Grade 2 listed. It is considered that all of the surrounding listed building (excluding no. 56) are of a sufficient distance from the application site and would not cause any harm to the setting of these listed buildings. Furthermore, the outbuildings proposed for removal are in a side courtyard, to the side of no. 58 and will not be visible from the surrounding listed buildings (excluding no. 56 to which they are attached to).

No. 56 Church Street was previous 2 cottages, of mid-18th century construction, with early 19th century and 20th century additions. The outbuildings are connected to 56 Church Street. Whilst the above listing makes no specific mention of these structures, they are part of the listed building and its setting. These structures might be deemed to fall within the curtilage of this listing, but overall would be deemed to possess a low to medium degree of significance. Their significance mainly derives from their value as a group, and connection with the associated nos. 56 & 58 Church Street.

The works proposed can be considered to have a potential impact to the setting of the Old Glossop Conservation Area, as well as the Grade II Listed no. 56 Church Street. Generally ancillary yards and their small associative structures have been identified as making a contribution to the setting for both of these assets. However, the courtyard serving number 58, being the only private amenity space for occupants of the dwelling, is constrained and useable space is hindered by these structures. The proposed works will retain the courtyard and by improving its layout will satisfy providing outdoor space of modern residential living, with no visibility detriment to the public realm outside of the site. Indeed, from Church Street there is no appreciation at all of these structures existing and from the rear of number 58, there is at best a glimpse.

The area of the yard may have changed function and ownership following the construction of no. 58, it has evolved as an outdoor space over time. Where coal houses and log stores were once common features of back yards, these spaces have changes in use and enjoyment by occupants, resulting in many similar structures removed. Notwithstanding, their removal has not been detrimental to the character of the conservation area nor compromised the integrity of any listed buildings – rather it has led to less than substantial harm and, this harm when weighed against the public benefits is justified.

Overall, the changes proposed by the applicant should only be deemed to have a minor degree of impact to the setting of these assets and offer public benefit by creating quality amenity space to sustain the continued use of number 58 for many more years of residential use.

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

Whilst the Conservation Officer concerns are noted, it is considered that the proposed development would cause minimal to harm the character and significance of the Grade-II listed building and the surrounding Conservation Area and would be insufficient to sustain a refusal of listed building consent.

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: 20.11.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council