

DELEGATED DECISION REPORT

HPK/2023/0504
Valid 21/11/2023

20 HIGH STREET WEST
GLOSSOP

REPLACEMENT SHOP FRONT
TO 20-22 HIGH STREET WEST

(FULL - MINOR)

MAIN ISSUES

- Design
- Heritage (conservation area)

DESCRIPTION OF SITE

The application site is a large retail unit on High Street West, Glossop. The site is located within the built-up area boundary and within the Norfolk Square Conservation Area.

The unit is occupied by a long-established butcher's business which currently boasts a blue timber shop frontage, occupying a double unit.

PROPOSAL

Planning permission is sought to replace the existing shopfront. A more traditional shop front of timber, finished in grey, with grey tiles at the base. Timber pilasters are located on either end of the proposed shopfront, with one centrally. Each window will be traditionally detailed at the top with 3 smaller panes.

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 and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2010/0550 - Alterations To Left Hand Shop Front Window. Approved, 06/12/2010

HPK/2002/0076 - Projecting Sign (illuminated). Approved, 14/05/2002

HPK/2001/0612 - Refurbishment Of Butcher Shop To Include New Shop Front. Approved, 13/02/2002

HPK/0002/6230 - Two Storey Extension At Rear Of Shop. Approved, 28/03/1988

HPK/2022/0228 – Division of the Ground Floor of 20-22 High Street West back into 2 shop units APPROVED 26/04/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 28/12/2023
Neighbour consultation period ends: 19/12/2023
Press Advert: 28/12/2023

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection following revised plans subject to condition

HPBC Conservation Officer

Objection –
Whilst I have no issue with a new shopfront in principle, the designs must be of a high quality.

The heritage statement is poor, and goes into no analysis or appraisal of the conservation area nor the designs of traditional and vernacular shopfronts in the High Peak. I therefore disagree that the design reflects the past.

Firstly, it appears anthracite or dark grey is used in the entirety of the shopfront. This is quite bleak and the colour is not traditional. It is not an enhancement. The metro

tiles to the lower quarters are also grey, or black. Unfortunately this results in accumulatively, quite an obtrusive frontage with little detailing or interest.

I am not confident the Design Guide SPD for Shopfronts in the High Peak has been fully utilised. There is a great opportunity here to provide substantial enhancement to the frontage and conservation area which I encourage. I therefore advise the heritage statement is revised, and colour palette of the frontage is revised.

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Glossop. 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.

Furthermore, LP Policy CF 1 states that 'the council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Policies Map in accordance with their function and scale as identified in Policy S2 (Settlement Hierarchy) and identified development needs'

The proposed development will replace and revitalise the existing shopfront. As the shop is located in the designated town centre proposals to allow businesses to be retained and flush should be encouraged. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and heritage

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

Paragraph 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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 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.

The proposed design is considered to enhance the surrounding conservation area and is complementary of the historic character of the Glossop High Street and Norfolk Square Conservation area. The proposal features traditional pilasters to bookend and breakup the shop front. These are of a subtle design but mimic those found elsewhere in the street scene. Interest will be added to the windows with 3 smaller panels being located at the top of each.

Objections have been received from the HPBC Conservation area. Principally these objection relate to the heritage statement and colours proposed. However, HPK/2022/0228 was previously approved in April 2023, and presents a valid alternative. This previous scheme was approved with the same heritage statement, and as such there is no reasonable grounds to refuse on this basis. In regards to the colouring proposed, a similar colour was proposed and approved under HPK/2022/0228, and therefore there is no reasonable grounds for this not be acceptable in the proposal at hand.

Therefore there as no design or heritage concerns.

Amenity

Section 12 Paragraph 135(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 proposed shopfront is no considered to impact upon public or neighbouring amenity.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The application site is located within the designated town centre, with public parking facilities well established in the surrounding area.

Concerns were raised regarding a removable ramp in the proposal. Revised plans show this ramp to be of acceptable visibility. DDC Highways have requested that this ramp be store safely when not in use, as to not create an obstruction on the public footpath. As such there are no highway safety concerns subject to condition.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be 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: 5th January 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council