

DELEGATED DECISION REPORT

HPK/2023/0411
Valid 25/09/2023

58 CHURCH STREET
GLOSSOP

RESUBMISSION OF
HPK/2023/0205 FOR NEW
GATE AND HARDSTANDING

(FULL - HOUSEHOLDER)

ISSUES

- Principle of Development
- Heritage Assessment
- Impact on Character and Appearance of the area
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking

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

PROPOSAL

Consent is sought for a new gate and hardstanding.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
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 - Archiving well-designed places
Section 16 - Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0205- New gate and hardstanding- Refusal

HPK/2023/0206 – Listed building consent for a new gate and hardstanding- Refusal

HPK/2023/0191 – Listed building consent sought for the removal of 2 outbuildings. Refused.

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

HPK/2023/0412- Listed building consent for removal of 2Nr Outbuildings (re-submission of HPK/2023/0191)- Approved with conditions

CONSULTATIONS

Publicity

Site Notice expiry date: 26.10.2023
Neighbour consultation period ends: 18.10.2023
Press Advert: 26.10.2023

Public Comments

None received within consultation period.

Town / Parish Comments

None received within consultation period.

Conservation Officer

Some improvement is seen on the setting of GII listed no.56, by way of the removal of modern concrete hardstanding noted above, and the omission of a new gate being physically affixed to its masonry. As such no objections subject to pre commencement conditions.

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

Policy S 2 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.

Design and Heritage

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.

Paragraph 205 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy EQ 7 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 strategies S5, S6 and S7.

The application is supported by the submission of a heritage statement which concluded that the removal of the flagstones would have an impact, and it is recommended to repurpose these where possible. The installation of the new gate should be deemed to have a negligible impact to each asset's significance.

The comments from the Conservation Officer have been taken into account when assessing the proposed development. Their comments state that the modern concrete will be removed and replaced with Indian flag stone. However Indian flag stones are not faithful or traditional and that some original stones are surviving with the site. As such they recommend that a condition be attached to the permission requiring that an accurate local material be used for the flag stones. The applicant has accepted this condition. The gate proposed has been revised so that it is no longer physically fixed to the listed building and is supported by a post to ground and anchor. For this reason, the development is not considered to be harmful to the adjacent listed building or Conservation Area.

Local Plan Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that "extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed."

The proposed new gate and hardstanding are located to the rear of the dwelling and therefore will not impact the street scene.

Overall, it is considered that the proposed development will not have a detrimental impact in terms of design on the character and appearance of the conservation area or the street scene.

Amenity

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.

Due to the limited works proposed it is not considered to have a detrimental impact on the neighbouring amenity of any adjoining dwellings and is therefore considered acceptable.

Highway Safety

Policy CF 6 states that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

The proposed development will not affect existing access and will not introduce any new bedrooms to the property, therefore the development would have an acceptable impact on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons given I conclude that the proposed works would preserve the special interest of the adjacent listed building and Old Glossop Conservation Area.

OFFICER RECOMMENDATION :

That planning consent be approved

Case Officer: Rebecca Bowers

Recommendation Date: 10.01.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council