

ELEGATED DECISION REPORT

HPK/2023/0443
Valid 05/12/2023

**51 TOWN HALL, MARKET
STREET, CHAPEL-EN-LE-
FRITH, DERBYSHIRE, SK23
0HP**

**THE REPLACEMENT OF THE
FLAT ROOF ALONG WITH THE
RAINWATER GOODS AND
ROOFLIGHTS**

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the existing building and Conservation Area
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application relates to the Town Hall, which is situated on Market Street, Chapel-en-le-Frith.

The building is constructed of traditional gritstone with slate tiled roof, but also extensive flat roof bound by a parapet, where the building has been historically extended. The principal elevation faces onto Market Street and the side elevation faces a car parking area and Sunday School Lane. There are a mix of residential and commercial properties in the vicinity of the site.

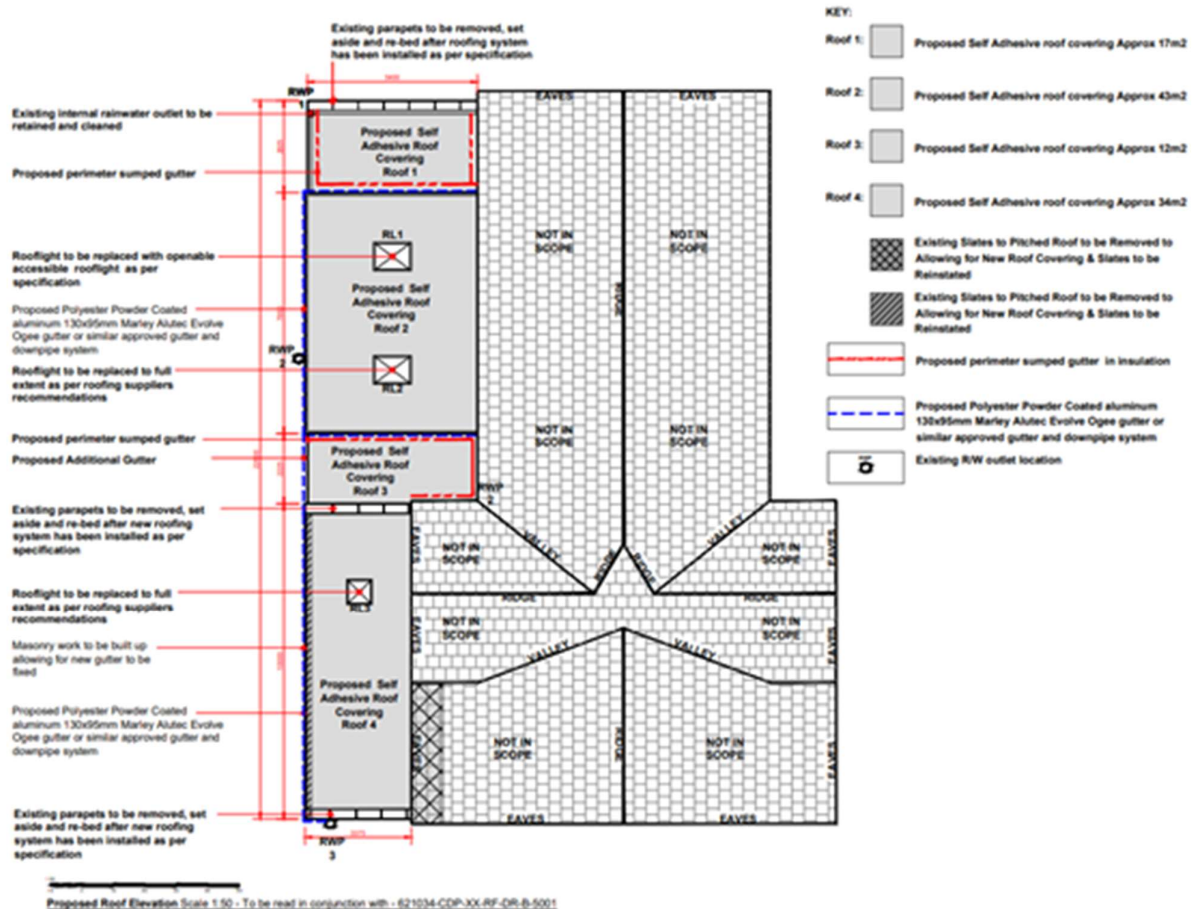
It is the flat roof section of the town hall that is subject of this application, the supporting documentation submitted with this application show issues relating to water ingress causing damage to the fabric of the building, hence the necessity to re-roof the flat roof area, replace rooflights and rainwater goods.

The application site is located within the Development Boundary of Chapel-en-le-Frith. For the purposes of planning policy consideration, the application site is located within the Chapel West Ward, and it is in a Conservation Area.

PROPOSAL

Full planning permission is sought to renew the covering to the flat roof to make it water tight but to also increase the thermal performance of the building by installing a new layer of PIR insulation ('polyisocyanurate', which provides one of the most thermally efficient commonly available insulation materials available). It is also proposed to replace the rainwater goods and existing rooflights as part of the works.

The applicant seeks to replace the roof covering to an area amounting to approximately 106m². In order to improve the thermal efficiency of the roof it is also proposed to install a new cut-to-falls PIR insulation system which will increase the height of the roof finish by between 50mm and 180mm. The current coverings are a mixture of EPDM to the front area and mineral felt with limestone chippings to the remainder of the current roof. It is proposed that the new covering will be mineral felt, with the colour specified as Charcoal.



There will be a slight increase in the height of the new roof, the perimeter to the area highlighted as roof 4 at the back of the site (see above) will need to be raised to accommodate the thicker insulation. It is proposed to install a new course of coursed gritstone rubble to match the existing, to which the new guttering will be attached, to maintain the appearance of building along this elevation.

The plan annotates that the existing sections of parapet will be removed, set aside and re-bed after the new roofing has been installed.

The blue lines on the plan above show the line of the new black powder coated aluminium gutter and downpipes that are to be installed around the perimeter of the building, which will then be connect into the existing surface water gullies, all with roddable access. The existing rooflights will be replaced with new, thermally efficient rooflights that will match the existing in their pyramid appearance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Central Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

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: 12/01/2024
Neighbour consultation: 11/01/2024

Public Comments

One representation received stating:
Request that a condition be attached requiring vehicular access to be maintained at all times to rear of 57, 55 & 53 Market St from Sunday School Lane when considering scaffolding design. Vehicular access to rear of these properties is required for car parking, and it is not possible to access with vehicle via Park Rd due to the severe turning radius at Park Road end of lane.

Town / Parish Comments

No comments received.

Highways Authority

There are no highway authority objections to the application.

Conservation Officer

No comments received.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies the Chapel-en-le-Frith as a 'Market Town' where there is the main focus for housing, employment and service growth supporting housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations respect the character and appearance of the building through an appropriate choice of materials.

The proposed alterations to this building stem from maintenance necessity and seeks to maintain the status quo in terms of aesthetic appearance of the Town Hall building – importantly ensuring it's continued use as a municipal building.

The works will be constructed of materials to match, and other than the works to the parapets, will not be visible from the public realm and will have no bearing on the character or appearance of the Conservation Area.

The design and materials proposed will complement the existing building and will not appear visually prominent within the street scene. It is for these reasons that the proposed works will comply with policies EQ6 & EQ7 of the Local Plan and the spirit of the NPPF.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the Conservation Area.

Amenity

High Peak Local Plan Policies EQ6 and EQ7 seeks to secure development that does not result in unacceptable effects on the amenity of the area or heritage assets by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

The nature of the works, being like for like in nature, should result in no adverse impact, or change to the view/outlook of neighbouring properties.

A letter of representation expressed concern that scaffolding may inhibit vehicular movements. An informative will require that all scaffolding be contained within the site unless agreed with neighbouring landowners.

It is for these reasons the proposed extension will comply with policy EQ6 and EQ7 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking serving the Town Hall remain unchanged. The highway authority has confirmed that it is considered that there will be no detrimental effect on highway safety and the proposal will thereby comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2023). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 16.1.2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council