

DELEGATED DECISION REPORT

HPK/2024/0064
Valid 19/02/2024

CAR PARK MARKET PLACE
CHAPEL-EN-LE-FRITH

APPLICATION FOR LISTED
BUILDING CONSENT FOR -
CLEANING OF WAR
MEMORIAL, IN ACCORDANCE
WITH METHODS
RECOMMENDED IN
PROFESSIONAL REPORT.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage

DESCRIPTION OF SITE

The application relates to a war memorial located within the Market Place carpark in Chapel-En-Le-Frith. The memorial is a grade II listed structure. List Entry Number states:

‘War memorial. 1919. Gritstone with wrought iron post and chains. Four steps up to square pier with shallow plinth below and simple coved cornice above. Diagonal buttress to each corner, to full height of pier, stepped and curved in near top. Acanthus leaf bracket to tops of buttresses. Sides of pier inscribed with names of dead. Domed top decorated with acanthus leaves and roundels. Just below, base with chamfered corners inscribed ‘Erected 1919 to record the honoured names of the men from the Parish of Chapel-en-le-Frith who served in the Great War’. Railings hung all round on four iron columns made up of wrought iron bars with scroll bases and tops.’

The memorial is also located next to the Market Cross which is both a scheduled monument and grade II listed structure. The memorial is otherwise located to adjacent to Market street, being a main road through Chaple-en-le-frith and adjacent to the Markert Place Car Park.

PROPOSAL

Listed building consent is sought for cleaning of the war memorial.

The professional report states that:

‘General to heavy (atmospheric and organic) soiling to the monument will be cleaned and removed with a steam cleaning (DOFF system or similar) method’.

It also states that repointing of joints will take place where required following cleaning. And that 'Any new pointing/repairs should be built up in depth of around 25mm maximum and adequate steps taken to ensure controlled drying of mortar to avoid failure due to cracking or shrinkage'.

Repair works are also proposed for the wrought-iron surfaces and is detailed in the professional report submitted.

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
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2010/0281 – LBC for restoration of war memorial to include repointing, repair, cleaning and restoration of lighting columns and new inscriptions – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 02/04/2024
Neighbour consultation period ends: 13/03/2024
Press Advert: 28/03/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

No objection subject to conditions:

- 'it may be appropriate now that a summary of works or an order of works is conditioned to control the project, and also see a timeframe or optimum window so to speak, for it to be completed. '

OFFICER COMMENTS**Principle of Development**

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel -En -Le- Frith. 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.

Design and Heritage

Section 16 Paragraph 205 of the NPPF 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The submitted report provided an in depth analysis of the monument and identifies that the memorial contains dark staining on the lower plinth through algae and lichen growth, making the legibility of the names difficult to read. This is particularly evident on the north west elevation. It is proposed to clean the monument with a steam clean method. This ensures that the amount of water applied to the surface is minimal protecting against saturation of the surface and mobilisation of mineral salts.

The report also recommends that the north buttress be reviewed and if required, the stone removed and reinstated/replaced and any repointing carried out (the composition of the new pointing identified within the report). With respect to stone inscriptions, new carvings will be made to any lost letting to replicate and match that of existing size and font. The metalwork of the existing wrought iron lighting columns will be rubbed down or brushed back to remove any loose flakes ready for redecoration. The lighting columns would then be treated with one coat of rust inhibitor and repainted with a coat of primer, undercoat and topcoat. The HPBC Conservation Officer has not objected to the proposed development. The proposal will clean and repair the structure without creating a 'like new finish' this is found to be acceptable in terms of LP Policy EQ 7.

Although concerns have been raised regarding the safety of the nearby Scheduled Ancient Monument (SAM), it is considered to be at a sufficient distance to ensure that it would not be affected by the proposals. As such the development proposals would not have any adverse impact on nearby heritage assets. Although the conservation officer has requested that a condition be imposed to secure a completion date for the works, this is not considered to be reasonable.

Overall it is considered that the restoration of the monument will secure the future of this valuable historic asset in the town and is welcomed.

Amenity

There are no amenity implications from the proposed cleaning works.

Highway Safety

There are no highway safety implications from the proposed cleaning works.

CONCLUSION / PLANNING BALANCE

The proposed cleaning has been found acceptable, and not harmful to the listed structure. Adequate conditions are recommended to ensure the safety of nearby heritage assets during the works. The application is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rachel Robinson

Recommendation Date: 9th April 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council