

DELEGATED DECISION REPORT

HPK/2024/0068
Valid 20/02/2024

HAGUE BAR WORKS,
HAGUE BAR, NEW MILLS,
DERBYSHIRE, SK22 3AT

REROOFING OF EXISTING
FACTORY BUILDINGS
FRONTING HAGUE BAR ROAD

FULL - MINOR

MAIN ISSUES

- Impact on amenity
- Impact on the Green Belt

DESCRIPTION OF SITE

The site comprises a yard area and associated buildings within Hague Bar Works, which is an industrial site currently occupied by a number of businesses, including Tecties, a wall tie manufacturer and Applied Industries, a machining and fabrication business.

The site is mainly a mix of open yard area and a massing of buildings (modern high bay steel framed structure with a profiled metal low pitched roof and external wall cladding) that appear to have organically evolved and tagged on to the original slate/stone building on site.



The site slopes gently down from Hague Bar Road with a steep slope down to the railway embankment beyond. The main factory buildings are to the east, with Hague Bar House (flats) is to the west of the site and terrace housing to the north, opposite the site entrance from Hague Bar Road. The existing slate roof of the original single storey and dual pitched building is visible over the boundary retaining wall that separates Hague Bar Road from the works.

The site is outside the built up area boundary within land designated in the Local Plan as Green Belt and Open Countryside.



PROPOSAL

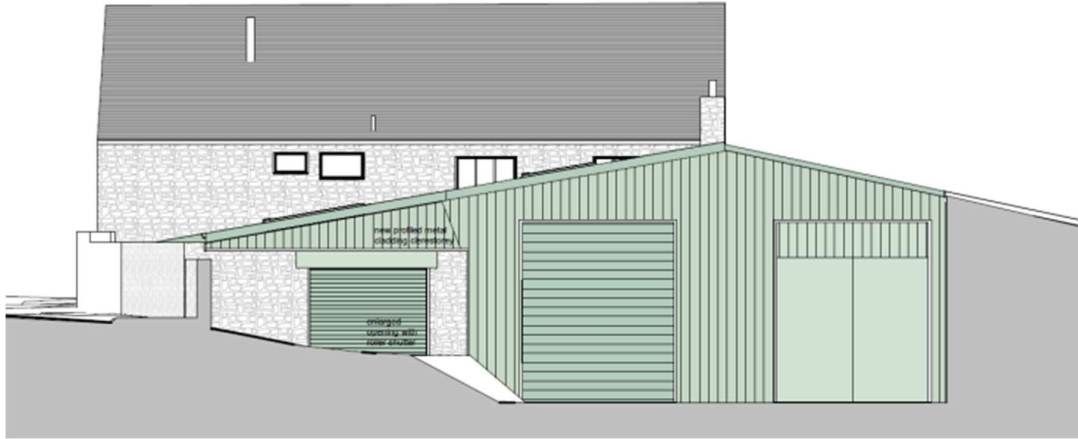
It is proposed to remove the existing roof from the slate roof original building facing Hague Bar Road and extend the lower pitched roof of the metal profiled building behind over to connect both buildings. (This also removes the hazardous asbestos sheeting from the roof bays).

A new parapet gutter will be formed behind the existing boundary wall which will drain using the existing rainwater down pipe positions. At its junction with the adjacent office/residential building an area of flat roofing is created that sits below the existing window cills in this side elevation. This flat roof then drains onto the new low pitched roof.

The new roof will be finished in a similar profiled metal roofing as the existing metal clad buildings, however, will be insulated to improve thermal efficiency, with in line rooflights providing daylighting to the interior spaces.

At the gable end of the original building, the stone gable wall will be modified to be level and have cladding that follows the new roof slope. The door opening will be enlarged with a new secure roller shutter to the opening.





RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
 S 1a Presumption in Favour of Sustainable Development
 S6 Central Sub Area Strategy
 EQ2 – Landscape Character
 EQ3 – Rural Development
 EQ4 – Green Belt Development
 EQ 6 Design and Place Making

High Peak Design Guide 2018

National Planning Policy Framework 2023

Including sections -
 2: Achieving sustainable development
 12. Achieving well-designed and beautiful places
 13. Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0553 Consent to Display an Advertisement(s) - Stainless steel letters and logo - "Tec-Ties Ltd" to west side gable of industrial premises – Approved
 (illumination not approved)

NMA/2019/0029 Non material amendment relating to HPK/2018/0597 – Approved

HPK/2018/0597 Application for variation of condition 2 in relation to HPK/2017/0162 – Approved

NMA/2018/0031 Non material amendment in relation to HPK/2017/0162 – Refused

HPK/2017/0162 Removal of existing containers & replaced by new two storey storage building with offices above – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 15/03/2024

Neighbour consultation period ends: 14/03/2024

Public Comments

Representation objecting to proposal received, stating the following:

“This will not just replace existing materials but completely alter the roof line of an existing prominent building, absorbing it through the use of modern cladding into what will become a very substantial and monotonous block in the landscape, more in-keeping with Minecraft than the semi-rural outskirts of New Mills.

The existing building connects with the local vernacular of stone walls and steeply pitched slate roof, connecting the industrial heritage of the area to the housing of Hague Bar. While the need to modernise and improve usage of such buildings is important, this appears to be at odds with any sense of visual appeal and could in fact be strongly detrimental to the local street scene, being as it sits immediately adjacent to the highway.”

Town / Parish Comments

No objection

DCC Highways

No highway safety objections

Network Rail

Initial comments: Informative to advise applicant that No works are to commence until agreed with Network Rail. Early engagement with Network Rail is strongly recommended.

Additional comments: Given the distance from the railway boundary there is no requirement for an interface between the developer & Network Rail.

OFFICER COMMENTS

Principle of Development

Local Plan policy S6 identifies New Mills within the Central sub area where there is support in principle for a range of developments including 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, drainage, and parking provision.

Character of the Area / Design / Layout

The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Local Plan policies S1 and EQ6 expect new development to contribute to a sense of place by taking account of the distinct character, townscape and setting of the area and securing high quality and locally distinctive design and amenity. The High Peak Design Guide, also provides guidance on the approach to new development, and the factors which contribute toward local distinctiveness.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes **This site is in the Green Belt and has neighbouring residential properties**
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park **This site is in the Green Belt**
- Requiring that development contributes 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 site is industrial, the proposal is to modernise existing premises**
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity **Works will retain and be set behind the boundary, whilst visible the new roof tapers into the roof of the adjoining building, minimising visible intrusion in a Green Belt location, and whilst altering the view by changes in design and material finish, does not cause adverse amenity harm to neighbouring residential properties**

The application relates to removal of the existing roof from the slate roof original building facing Hague Bar Road and extend the lower pitched roof of the metal profiled building behind over to connect both buildings. The external alterations are supported, as it is considered that the works are necessary to modernise the existing works buildings and to improve efficiency in the use of the space available to the business. The alterations introduce change, but with the retention of the boundary stone wall, it is considered that this is the dominant streetscape feature, and whilst it is unfortunate to remove the original slate roof, the metal sheeting is a material already used in building within this site and the design of the new roof will slope away to integrate into the building behind. The design has considered massing and sought to minimise visual prominence on the streetscape, thereby not proving detrimental to the character of the Area.



The original stone/slate building is set below the road level. The roof of the building is made up of a king post trusses supporting purlins and rafters. The building has a predominantly slate roof which is in poor condition and includes a bay of corrugated asbestos roofing where it abuts the adjacent workshop building.

Either side of the slate roof are gutters, on the boundary wall side there is a parapet gutter which has partially collapsed, due to years of thawing action (water ingress and then freezing). On the other side is a long gutter which meets the adjacent building, and this proves difficult to maintain and to keep clear and is not safe for maintenance access. The use of this building is restricted to storage of products that are tolerant to water, as the roof leaks.

The submitted details indicate that it proposed to use a green colour for the new roof, whilst this can be an acceptable colour, in this case as the original roof is slate it is considered that a dark grey colour would be more appropriate. However the precise colour can be secure by planning condition.

Impact on the character and appearance of the Green Belt

Policy EQ3 - Rural Development states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance, and integrity of the environment. Policy EQ 3 Supports rural employment and established rural commercial enterprises such as this.

The application site lies within the Green Belt where restrictive development plan policies apply and accordingly Section 13 of the National Planning Policy Framework (NPPF) and Policy EQ4 are applicable. Policy EQ4 states that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

Paragraph 154 of the NPPF states that Local Planning Authorities should regard the construction of new buildings in the Green Belt as being inappropriate. However, certain forms of development are not inappropriate in Green Belt provided they

preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Relevant to this proposal is exception 154 c) which states the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building is appropriate.

Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

Local Plan policy S2 defines this site as “other rural areas”, as such development will be strictly limited to that which has an essential need to be located in the countryside in accordance with policies EQ3.

Local Plan policy EQ2 looks to resist development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

Local Plan policy EQ3 new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. New development will be permissible for certain circumstances reflective of the exceptions listed in the NPPF.

The proposal is considered to comply with the above policies within the Local Plan which seek to support appropriate rural development whilst seeking to protect amenity and the Green Belt through sensitive siting and good design, in accordance with Chapters 12 & 13 of the NPPF. The alterations to the roof would not involve a disproportionate addition to the original building and would have no impact on the openness of the green belt.

Impact on residential amenity

The proposed alterations will be visible to the residential properties opposite the site on Hague Bar Road, however the wall will remain, and the metal clad finish is already on other buildings within the site. The slate dual pitch roof will be removed, but it isn't listed and is not fit for purpose as it is difficult to maintain and the guttering proving problematic. The comments of the neighbour are noted, and whilst it is regrettable that the original slate roof would be removed, in this case it does not harm the amenities of the neighbours, and for the above design and visual impact reasons are considered to be acceptable.

It is considered that the proposed development accords with the requirements of Policy EQ6 of the Local Plan.

Highways safety

There are no Highway issues.

Railway Impact

Network Rail initially commented that if works are to commence, early engagement with Network Rail is strongly recommended.

However in their follow up comments they acknowledge that the works are 45+ metres away from the track, and accordingly raise no objection to the proposals. It is not anticipated that there will be risk to the safety or operation of the rail track, however an informative will advise that the applicant may wish to engage with Network Rail prior to development commencing.

CONCLUSION / PLANNING BALANCE

It is considered that the development would not be harmful to the character of the Area, openness of the Green Belt, nor adversely affect residential amenity, or highway safety. All relevant planning matters have been satisfactorily addressed. As such it is recommended the application be approved.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Pet Twigg

Recommendation Date: 15.4.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council