

DELEGATED DECISION REPORT

HPK/2023/0480
Valid 25/03/2024

62 HAGUE STREET
GLOSSOP

APPLICATION FOR LISTED BUILDING CONSENT FOR - REPLACE CURRENT CAST IRON GUTTER WITH A NEW ALUMINIUM ONE ON FRONT ELEVATION ONLY. SAME PROFILE AND COLOUR. THE INTENTION IS TO REPLACE BOTH THE GUTTER ON NO.62 AND GUTTER ON ADJOINING PROPERTY NO.64 WHICH SHARE SAME HOPPER AND DOWNPIPE, RETAINING THE EXISTING HOPPER AND DOWNPIPE.

(LISTED BUILDING CONSENT - ALTERATION)

MAIN ISSUES

- Heritage – Listed building
- Heritage – Conservation Area
- Design

DESCRIPTION OF SITE

Nos. 62 and 64 Hague Street are part of a set of 3 dwellings which form a grade 2 listed building. the listed description states:

Laithe house and outbuilding, now 3 houses. Late C17 and 1757 with C19 and C20 alterations. Narrow coursed millstone grit, with tooled ashlar dressings, stone slate roof and 3 ridge stacks, 2 now rendered. PLAN: No.62 has central entry into 2-units, later outshut for services to rear, and former outbuilding to left raised C19, and converted to No.64 late C20. No.60 adjoins to right with single-depth range fronting the road and earlier rear wing. EXTERIOR: 2 storeys. Quoins to left. No.60 is rendered with incised lines. Street front has 5 windows arranged 1:2:2. No.60, to right, has single doorway and C20 casement to right, above 2 casements, that to left narrow. No.62, in centre, has central doorway under heavy stone lintel with tooled jambs flanked by 3-light mullioned windows, the left under renewed lintel. Above 2 former 3-light windows with mullions removed. No.64, to left, has two 2-light windows with above 2 more 2-light windows and beyond single storey

extension to left with 2 blocked doorways that to right now containing window. Left return has scattered openings to massive outshut. Right return has small single 4-pane sash window to ground floor. Rear wing, late C17, has massive quoining to ends, with single 4-light chamfered mullioned window to each floor with hoodmoulds over to gable end. INTERIOR of No.62 retains original spine beams to ground floor. Some original doors survive, like the 3-planked kitchen door hung on gudgeon pins. Spice cupboard in wall to left of fireplace in principal room. Stair position altered. Roof reputed to have purlins resting on side walls. The former outbuilding, No.64, has king posts with struts, and C19 Jacobs Ladder. No.62 originally had datestone inscribed RMS 1757.

No.s 62 and 64 currently have cast iron black painted guttering running along the two dwellings.

The dwellings are also located within the Whitfield Conservation area.

PROPOSAL

Listed building consent is sought for a replacement rain gutter spanning no.s 62 and 64. The current black iron cast gutter will be removed and replaced with a black painted aluminium gutter of a matching profile.

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/0002/6525 New External Windows To Rear; Replace Windows In Extg. Openings To Front. Re-roof As Existing. Internal Alterations To Stairs, Bedrooms & Bath. APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 16/05/2024

Neighbour consultation period ends: 30/04/2024
Press Advert: 09/05/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

Historic England

No comments to make

HPBC Conservation

None received

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.

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.

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 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.

The proposed replacement guttering will be of a matching appearance to the existing black cast iron guttering. The material will be changed to an alternative metal of aluminium. This is considered to be of a suitable replacement for the existing cast iron guttering. The end appearance and materials will be similar to that which is existing. As such the proposal will not cause any harm to the significance of the listed building or cause any significant visual alterations.

As such the proposal is considered to be acceptable in terms of design and heritage

Amenity

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 replacement guttering to the two properties will not cause any alteration to the current amenity situation. As such there are no amenity concerns.

Highway Safety

The proposal will not lead to any impact upon highway safety. The guttering will not project into the public highway and will not cause any vehicle or pedestrian obstruction. As such there are no highway safety concerns.

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 : Approval

Case Officer: Rachel Robinson

Recommendation Date: 20th May 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

