

DELEGATED DECISION REPORT

HPK/2024/0077
Valid 14/03/2024

1 THE SAVOY HALL
BANK
BUXTON

RETROSPECTIVE
APPLICATION FOR REMOVAL
OF EXISTING ELECTRICAL
PANEL HEATERS,
INSTALLATION OF NEW
RADIATOR AND BOILER
SYSTEM AND INSTALLATION
OF NEW FLUE WITH GUARD
EXTERNALLY.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Building Consent

DESCRIPTION OF SITE

1 The Savoy Hall Bank is a Grade II listed building, formerly the Savoy Hotel. The listing description is as follows:

Hotel, now 6 flats and 2 suites of offices. Early C19, with C20 alterations and extension to rear. Dressed and ashlar millstone grit with ashlar dressings and hipped Welsh slate roof with tall stone stacks. EXTERIOR: 4 and 3 storeys, asymmetrical curved 7-window front Plinth, first-, second- and third-floor sill bands. Bracketed eaves arranged 4:2:1. Projecting 4-window range to left has curved corners containing broad outer windows. Central 2 windows have segment heads with keystones in rusticated ground floor, curved outer windows have flat heads. First floor has 2 windows in segmental arches with moulded impost, curved outer windows have panels above. Second floor has 2 windows in shouldered flush ashlar surrounds linked at impost level, curved outer windows have panels above. Third floor has 2 round headed in flat headed surrounds with patera, curved outer windows each have a narrow pair of sashes. Left return, 3 windows, has blank panels to ground floor and an ashlar canted bay window to left with C20 casements. Above to left a 3 storey wooden canted bay window with lead roof and to right 2 windows to each floor those to first in curved topped surrounds, those above in shouldered surrounds and those to top floor in round headed surrounds. Above 2 gables with open pedimented tops. Right return, has set-back 2 window entrance with projecting porch to left with round arches supported on column and 2 pilasters with moulded cornice and plain parapet. Above a single sash to each floor similar to left block. To right a pair of plain sashes to each floor in slightly projecting surround similar to left block, except third floor which has

flat headed sashes and a circular window in the gable. To right a slightly set-back curved 3 storey, 1 window section has a pair of sashes to ground floor and single sashes above. Irregular plain fenestration to flat facade beyond.
INTERIOR: altered and subdivided.

The application site comprises of the ground floor of the listed building, which functions as a podiatry clinic.

PROPOSAL

Listed Building Consent is sought for the retrospective removal of electrical panel heaters and the installation of new radiator and boiler system with installation of new flue.

The new radiators have been installed mostly installed on stud walls installed when the building was portioned. Where radiators have been installed on original walls, in treatment rooms 2 and 3, as well as the UA WC, these have been installed in place of the removed electrical panel heaters.

The upgraded heating system has included the installation of a new boiler which is fastened to an external wall. From this the flue projects outside of the building though the external wall. the flue is externally covered by a flue guard.

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 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2001/0116 Change Of Use From Office To An Apartment APPROVED

HPK/2001/0141 Change Of Use Of Office To Dwelling APPROVED

HPK/2003/1013 Change Of Use From Dentist To Office APPROVED

HPK/2003/1014 Reinstate Windows And Internal Alterations APPROVED

HPK/2005/0164 Reinstate Blocked Up Windows And Extractor Outlet, Replace Corner Window With New Entrance Doorway APPROVED

HPK/2005/0939 Provision Of Disabled Wc And Access Ramp APPROVED

HPK/2021/0545 Listed Building Consent for the installation of central heating and an external flute on the outside of the building REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 11/04/2024
Neighbour consultation period ends: 05/04/2024
Press Advert: 18/04/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

Historic England

No comment

HPBC Conservation Officer

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 Buxton. 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.

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.

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 retrospective works have utilised the 'modern' wall installed during the building subdivision. Where the new radiators have been secured to the buildings original fabric these have been placed in the same location as the removed electric heating panels to minimise the impact on the buildings historic fabric. It is therefore considered that there is no harm to the building significance caused by the replacement radiators.

The new boiler has been installed on an external wall, with the flue being inserted through this external wall. The placement of the boiler to the external wall, minimises the number of mounting points to the building original fabric to run the flue from the boiler to the exit point. As the installation has already taken place it is considered that the works to repair the flue exit point would look at odds with the surrounding stone work, and may cause more harm to the building than retaining the retrospective flue.

HPK/2021/0545 previously sought to install a flue, which was refused based on harm to the listed building and lack of justification. The flue which has been installed is of a superior design, with a metal guard finish as opposed to the plastic finish which was previously refused. The flue which has been installed is therefore considered acceptable, while the flue does not enhance the listed building, or conservation area it does not harm the heritage assets.

Overall the retrospective works are considered acceptable in terms of heritage and design.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users

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 flue and flue guard project slightly to the outside of the building. This flue does not produce any volume of noise to impact upon neighbouring residential dwellings. The flue does not cause obstruction in the public domain.

Highway Safety

The flue and flue guard do not project beyond the column detailing on the external elevation. As such it does not cause an obstruction to the public footpath, nor does it obstruct the vehicle highway. As such there are no highway safety concerns.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

In conclusion the retrospective works are not considered to harm, nor enhance the listed building and conservation area. The works are therefore considered acceptable in terms of heritage, 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: 3rd July 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council