

DELEGATED DECISION REPORT

HPK/2024/0288
Valid 04/07/2024

HARDCASTLE MEWS
TERRACE ROAD
CHAPEL-EN-LE-FRITH

NEW DOORS AND WINDOWS
(FULL - MINOR)

MAIN ISSUES

- Heritage – conservation area
- Design

DESCRIPTION OF SITE

Hardcastle Mews is a small block of 5 flats, formerly terraces. The building is constructed of stone and off-white render. The building has a mix of window types, ranging from timber sash windows to upvc casement windows.

The building is located within the Chapel-en-le-Frith conservation area, in the town centre, located behind the main market street.

PROPOSAL

Planning permission is sought for replacement of all windows on the property. A variety of windows are proposed, all in a upvc material. All proposed windows are of a 2 over 2 pane appearance. The majority of windows have a sash opening, while smaller, bathroom windows are a casement style opening.

The proposed bathroom windows (W13 and W14) are to be Vevo UPVC Casement Windows from Legacy. All other windows are to be Legacy UPVC Sliding Sash windows.

It is also proposed to replace the existing door with composite doors. All proposed doors are of an Emerald Green colour with one small window. The proposed doors will be Cottage (Spy View) Doors from Rockdoor.

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 Conserve and enhance the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0187 – Re-roof the whole property by replacing the existing stone slates with natural blue/grey slates APPROVED 10/01/2023

HPK/2023/0032 – New windows and doors REFUSED 19/09/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/2024

Neighbour consultation period ends:30/07/2024

Press Advert: 15/08/2024

Public Comments

None received

Town / Parish Comments

Chapel-en-le-Frith PC – no objection

Environmental Health

n/a

Derbyshire County Council Highways

n/a

OFFICER COMMENTS

Principle of Development

Local Plan (LP) 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.

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.

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.

The application site lies within the old town of Chapel, the CCAA identifies that the key streets within the old town are Church Brow and Terrace Road, once forming one of the primary routes through the town. The character, history and origins of the old town are illustrated by the area's setted streets and stone terraced cottages. The application site contributes towards this element of significance. Further, the CCAA identifies that there are important key and glimpsed views in the context of the site.

With regard to windows the CCAA has highlighted the loss of traditional detailing which is "particularly acute among the residential properties...sliding sash windows would have prevailed. Their glazing bar sub-division would have differed from as many as eight lights over eight to one over one to reflect the building's period. Very few surviving examples of these joinery details exist, having been replaced by modern stained or UPVC "look alikes". It is these original details that greatly contribute to the character of an area and their retention must be encouraged. More recently the Council has been able to grant aid the reinstatement of traditional joinery details through the management of area partnership grant schemes. These schemes funded jointly by the County, Borough and English Heritage have been successful in restoring historic details to a number of traditional buildings within the conservation area".

It is acknowledged that similar scheme was previously refused (HPK/2023/0032) on the grounds of lack of information and loss of original timber windows for upvc. The current application proposes upvc replacement windows and provides additional detail regarding the windows proposed. The current proposals involve the use of vertical sliding sash windows for a significant majority of the windows, whereas the previous application proposed a mixture of sliding sash and casement windows.

HPK/2023/0032 further objected to the use of upvc and loss of original timber windows. Hardcastle Mews at present has a mix of window types, most of which do not enhance the conservation area. 3 original timber windows remain in situ, with the remaining windows consisting of poor quality casement upvc replacements. The proposed scheme will result in a loss of these 3 original windows, but will also result in the loss of the unsightly upvc casement windows used for the majority of windows at Hardcastle Mews.

The proposed window replacements will reinstate a 2 over 2 sash window design. Most windows will have a sash window opening style, with the exception of the smaller bathroom windows. The details provided present an improvement in appearance to the current arrangement and when compared to the previous application. The loss of 3 original timber windows is considered to be outweighed by the improvements of presenting a coherent window design across the building and the removal of the existing unsightly and uncharacteristic upvc casement windows.

As such as the details provided are considered to be of an acceptable heritage effect upvc window and will reinstate the coherent appearance of the building. The Legacy windows proposed are considered to be of improved quality to other upvc windows present in the vicinity. As such while the loss of timber windows is unfavourable, the proposed design will reinstate a coherent building to the conservation area and present an improvement in the existing upvc windows. Therefore, the proposal will not enhance, but will sustain the conservation area.

The proposed doors from rockdoor will present a composite, green door, to replace the existing timber doors. The existing timber doors appear uniform in design, while mismatched in colour. The introduction of the composite doors proposed will have a timber effect finish in an green colour. The principle of the composite doors and their design is considered acceptable to sustain the conservation area. However, the colours of the doors being uniform will create an artificial uniformity. The timber doors in situ, have been repainted at different times, adding character to the building and its different flats. Introducing a uniform colour for the doors will diminish this character. As such it is recommended that final details of the doors colour and finish be required via condition.

Overall the proposal is considered acceptable in terms of design and would sustain the heritage asset.

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 application does not propose to introduce any new window opening or make clear any which are current obscured. As such current amenity will be sustained.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposal is considered to reintroduce the visual coherency of the windows, this is considered to outweigh the introduction of upvc to the conservation area. This is therefore acceptable in terms of heritage and design and will sustain the

heritage asset. The introduction of composite doors is also considered acceptable in terms of heritage and design, subject to condition. The proposal will have no impact upon current residential amenity. As such the proposal is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rachel Robinson

Recommendation Date: 3rd September 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council