

DELEGATED DECISION REPORT

HPK/2024/0341 AND HPK/2024/0342 Valid 20/08/2024	1, 3 & 4 ST JAMES SQUARE NEW MILLS	REFURBISHMENT OF NO.1, 3 & 4 INGHAM ALMSHOUSE. PRIMARY WORKS INCLUDE UPGRADING THE KITCHEN AND BATHROOM WITH NEW FITTINGS, FIXTURES AND SANITARYWARE. INTERNAL DOOR REPLACEMENT. REDECORATION WORK THROUGHOUT WITH UPGRADE WORKS TO THE ELECTRICAL SYSTEMS AND VENTILATION SYSTEMS. (FULL – MINOR AND LISTED BUILDING CONSENT)
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MAIN ISSUES

- Heritage – Listed Building
- Design

DESCRIPTION OF SITE

1, 3 and 4 St James Square are part of a group of 6 alms houses, split across an L-shape layout. The alms houses are part of a grade II listing with the St James' Church, the listing description states:

Former church and attached almshouses form a composition of 1880 by W Swindon Barber on the north and west sides of a court. Almshouses on the west and north link with the church on the north-east corner, next to the roadway. Stone and green slates. The almshouses are gabled, with mullion and transom windows and doorway openings in the form of a pointed arch, in pairs. The church has lancets at the side and in the hexagonal apse; the western gable with bell cote contains coupled lights with tracery. Windows with drip moulds with human mask terminals. Porch to road. The interior is of the period and has stained glass.

PROPOSAL

Planning permission and listed building consent is sought for upgrading the existing kitchen and bathrooms to nos 1, 3 and 4. Kitchen improvements will include a reconfiguration and replacement of kitchen cabinets. Kitchen upgrades will also

include 'bricking up' of crawl space in party wall between dwellings, new radiator, moisture resistant plaster boarding, extraction vent and new loft hatch. It is also proposed to replace the existing rear (external) kitchen doors.

Bathroom improvements will include the removal of existing units, and replacement with new bathroom suit. Bathroom works will include moisture resistant plasterboard behind the proposed shower unit, replacement of existing external base waste pipe, new extraction fan, new tiling, new radiator and new internal door.

It is further proposed to redecorate the existing bathroom units. This will include replacement internal doors, new radiator and replastering of the existing ceilings with limelite plaster.

Proposed redecoration of the lounge/living room will include replastering with limelite plaster, new internal doors, new radiators, removal of existing paint finishes on stonework to the windows and redecorate with breathable Keim mineral paint, removal of existing gas fireplaces, addition of ventilation to chimney, and provision of electricity for electric fire replacement.

Revised information has been provided to show the external placement of the extraction units. The extraction units will match those previously installing in unit 5.

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/2006/0177 Reinstatement Of Railings And Gates Along Boundary Wall Of Spring Bank REFUSED 02/05/2006

HPK/2020/0439 Install replacement wall mounted boilers with new external roof flues to six almshouses APPROVED 22/12/2020

HPK/2022/0231 Refurbishment of No.5 Ingham Almshouses and replacement of external rear lights at No. 1 to No. 6 APPROVED 12/08/2022

HPK/2023/0268 Refurbishment of No.2 Ingham Almshouse and external repairs to the stone and lead work to the gable of No.2 and No.3 APPROVED 08/03/2024

CONSULTATIONS

Publicity

Site Notice expiry date: 30/10/2024
Neighbour consultation period ends: 11/10/2024
Press Advert: 17/10/2024

Public Comments

n/a

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection

National Amenity Society

No comments received

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as New Mills. 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.

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.

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

The application site relates to three dwellings within a group listing. The application relates to units 1,3 and 4 of the St James alms houses. The proposed changes concern a number of internal alterations, which are replicated across all three units. None of the proposed alterations will be visible from the street scene. The proposed new external front doors are located within the alcoves to the front of each unit. As such they are not seen from outside of the application site. The existing timber panel doors are finished in white, with a black door surround. The proposed door schedule shows the replacement doors to be of timber, finished in a white gloss with black surround. This is considered to be a like for like replacement to the existing doors. The use of timber and the style of the door proposed is considered acceptable to sustain the heritage asset.

To the rear of the three dwellings is a row of outbuildings which shield the rear elevations from view of Cresswell Avenue. The proposed new rear kitchen doors will be located on the rear elevation. The existing rear doors are timber four panel doors finished in black and white gloss paint. The proposed door schedule shows the rear doors to be a timber replacement, with the two upper doors panels being of glass to provide additional light to the kitchen area. The doors will otherwise retain a like-for-like appearance. The style of doors is consistent with the existing door, with additional glazing. This is considered to retain the character of the existing doors, and will not be seen from the street scene. As such the proposed rear doors are considered to sustain the heritage asset.

The proposal also includes the installation of two extraction vents per unit, resulting in 6 extraction vents in total. The same extraction vents were approved under HPK/2022/0231, the applicant has provided photographs and confirmation that the proposed vents will match those previously approved in 2022. Ventilation is important to maintain the health of the building, and reduce internal moisture levels which can cause damp. As such the proposed extraction vents are considered acceptable.

Internal replacement of the existing kitchen and bathroom units are proposed. The existing units and bathroom suite are not original to the almshouses. As such their replacement will not harm the heritage asset.

It is proposed to replaster the internal ceilings of the units. This will be completed with a limelite plaster. Limelite is a brand name for a lime based plaster. Lime plasters are considered acceptable, and will allow the buildings original fabric to breath. As such this is considered acceptable. A plasterboard is proposed to be placed behind the new shower units and on the rear kitchen walls. The proposed instillation of plasterboard is minimal and restricted to those areas which would be

most inclined to moisture collection and damp. As such this is considered acceptable, due to the minimal scale of the proposed installation, and will sustain the heritage asset. A similar scheme was approved under HPK/2022/0231 in relation to unit 5 of the almshouses.

New radiators are proposed throughout, to continue the heating improvements for the almshouses previously approved under HPK/2022/0231 and HPK/2020/0439.

Internally the stone around the living room windows will be stripped of existing unbreathable paint finishes on stonework to the windows and redecorate with breathable Keim mineral paint. Keim is a brand named breathable mineral paint. Breathable paints are considered acceptable and will improve the breathability of the original windows. As such this is considered acceptable.

Finally, the door schedule proposed to repair the internal doors where possible, and replace the doors on a like for like basis where they are considered beyond repair. Repair of the existing doors is preferred, and encouraged, however, like-for-like replacements are considered acceptable where internal doors are beyond repair. As such this is considered acceptable.

Overall, the proposed scheme of refurbishment will continue the works approved and implemented under HPK/2022/0231 and HPK/2020/0439. The proposed works are considered minimal in nature, and will have minimal impact upon original elements. As such the significance of the grade II listed buildings will be sustained. The proposal is considered in accord with LP Policies EQ6 and EQ7.

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 proposed scheme will not create any new external opening and will not extend the existing building. The rear doors will be replaced with partially glazed rear doors. However, the existing outbuildings prevent any overlooking or privacy concerns. As such the proposed scheme will not impact upon residential amenity.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The proposed scheme will not alter existing parking provision, nor will it create demand for further parking at the application site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, heritage, 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 : **Approve planning and LBC**

Case Officer: Rachel Robinson

Recommendation Date: 29th October 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council