

DELEGATED DECISION REPORT

HPK/2024/0268
Valid 15/08/2024

Chapel-En-Le-Frith Railway
Station Marsh Green
Chapel-En-Le-Frith

Listed Building Consent for Installation of 2 new customer information screens to be located within the platform waiting shelters, along with the replacement of existing public address speakers with new models. Cabling to go through existing in ground routes around the station platforms. No works to affect the current listed building.

(Listed Building Consent - Alteration)

MAIN ISSUES

- Heritage – Listed Building

DESCRIPTION OF SITE

Chapel-en-le-Frith Railway Station is a grade II listed building. The station remains in operation as a passenger railway station serving Chapel-en-le-Frith. The listed building sits aside a modern station, with modern rail elements, such as signage, lighting and ticket machines etc.

The listed description states:

‘Station and house. 1867 by Edward Walters. Coursed, squared rock faced gritstone with ashlar quoins. Slate roof with overhanging eaves. Rock faced stone ridge stacks with decorative cornice. Single storey wing with two storey crossing. L-plan, Three bays. North elevation - shallow plinth. Centrally placed tripartite sash with shallow curved voussoir arch over, in two storey western section. To east, similar window. Further to east and slightly recessed, double panelled doors with similar arched head and single light sash. Over, to west, twin semi-circular headed sashes. Gable over, formerly pedimented.’

PROPOSAL

Listed building consent is sought for the installation of 2 new customer information screens to be located within the existing platform waiting shelters. It is also proposed to replace the existing public address speakers with new models. This will include new cabling through the existing cable routes.

The works are restrained to the platform areas and will not affect the fabric of the listed building itself.

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 3 Rural Development
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 9 Promoting Sustainable Transport
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

Chapel en-le Frith Neighbourhood Development Plan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/9279 Alteration And Extension APPROVED
HPK/0002/9332 Alteration And Extension APPROVED
HPK/0003/0374 Stone Cleaning of all Elevations APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 18/09/2024
Neighbour consultation period ends: 09/09/2024
Press Advert: 12/09/2024

Public Comments

None received

Town / Parish Comments

Chapel-en-le-frith – Not object

Environmental Health

n/a

Derbyshire County Council Highways

n/a

Network Rail

No objection

OFFICER COMMENTS

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.

The proposed works do not relate to the alterations of any of the listed building fabric but are located within its immediate setting. The platform and station have a number of modern installations which allow the station to function as a modern platform.

It is proposed to install 2 customer information screens within the existing platform waiting shelters. As these are to be located within the existing shelters, they will have minimal visibility and will not harm the listed building.

It is also proposed to replace the existing speakers. New speakers will be mounted to the existing poles, and as such will not harm the heritage asset. All accompanying wiring and cables for both the new speakers and new information screens will be run using existing cable routes and as such the cabling will not harm the heritage asset.

Overall, the application is considered not to harm the listed building and as such complies with Policy EQ 7.

CONCLUSION / PLANNING BALANCE

The proposed works will not alter the fabric of the listed building itself and will not harm its setting. The proposed works are considered minimal and as such comply with LP Policy EQ 7. The application is, therefore, recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson
Recommendation Date: 9th October 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council