

## DELEGATED DECISION REPORT

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**HPK/2024/0392 & 5 HAGUE STREET  
HPK/2024/0393 GLOSSOP**

**Valid 17/09/2024**

**FULL PLANNING AND LISTED  
BUILDING CONSENT FOR  
PROPOSED REPLACEMENT  
WINDOW, DOUBLE DOOR  
AND CONSERVATORY**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design & Conservation
- Amenity

### DESCRIPTION OF SITE

The application relates to No.5 Hague Street, a Grade II Listed Building, which, together with its adjoining neighbour No.3 Hague Street, was previously a single agricultural building, until the late 1970's, whereby permission was granted to sub-divide and convert the building into two separate dwellinghouses under HPK/0000/8160.

No.5 is the larger of the two properties, with both properties fronting a private access road to the south, benefiting from a generous garden to the rear.

The property has a very traditional and attractive appearance with regards to its natural stone walls and slate tiled roof. However, it is notable that extensions and alterations have taken place to the rear of the property, without the necessary planning consents, which have diluted and negatively influenced the overall character and appearance of the property.

### PROPOSAL

The applicant seeks Full Planning Permission (HPK/2024/0392) and Listed Building Consent (HPK/2024/0393) for alterations to the exterior of the property which are summarised as follows:

- Replacement of non-original conservatory to rear elevation;
- Replacement of non-original window to rear elevation serving First Floor Bathroom
- Replacement of non-original double doors to rear elevation serving First Floor Lounge

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

### **High Peak Local Plan 2016**

S1 Sustainable Development Principles  
S1a Presumption in Favour of Sustainable Development  
EQ6 Design and Place Making  
EQ7 Built and Historic Environment

### **Supplementary Planning Documents**

Residential Design Guide SPD (2005)  
Design Guide SPD (2018)

### **National Planning Policy Framework 2023**

|                                                   |            |
|---------------------------------------------------|------------|
| Achieving Sustainable Development                 | Chapter 2  |
| Achieving Well Designed and Beautiful Places      | Chapter 12 |
| Conserving and Enhancing the Historic Environment | Chapter 16 |

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

|                                  |                                                                                                                                                |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| HPK/0000/8160                    | Conversion of Farmhouse to 2no. Dwellings (Approved)                                                                                           |
| HPK/0000/8225                    | Listed Building Consent for Proposed Alterations (Approved)                                                                                    |
| HPK/2017/0253 &<br>HPK/2017/0289 | Retrospective planning permission and Listed Building Consent for removal of chimney stack to front elevation of dwelling (Refused 06/07/2017) |

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 24/10/2024  
Neighbour consultation period ends: 09/10/2024  
Press Advert: 17/10/2024

**Public Comments**

None

**Town / Parish Comments**

N/A

**Historic England**

No comments

**HPBC Conservation Officer**

No comments at time of writing

**Derbyshire County Council Highways**

No comments

**OFFICER COMMENTS****Principle of Development**

Full planning permission and Listed Building Consent is sought for minor alterations to a Grade II Listed Building that lies within the built-up area boundary of Glossop and within the Whitfield Conservation Area, and as such, whilst the general principle of extending or altering an existing dwellinghouse is supported, given its location with the built-up area boundary of a Market Town, the application will also be supported if Officers are satisfied that the proposals will preserve or enhance the historic and architectural significance of the Listed Building and the wider setting of the Conservation Area, by virtue of its design.

**Design & Conservation**

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the relevant national planning policies relating to the conservation and enhancement of historic assets. Paragraph 205-209 sets out how a Local Planning Authority should assess the significance of a historic asset and the potential impact of a development proposal upon that asset.

The existing property displays an attractive and traditional appearance and as such any alterations should be handled in a sensitive manner. However, it is clear from an inspection of the site and review of the submissions that there is an opportunity to rectify and enhance the visual appearance of the building with regards to its rear elevation, in light of unsympathetic additions added in more recent times.

The existing Conservatory (shown in Fig 3 of the supporting Statement) is constructed in an unsympathetic white UPVC which, together with its very shallow, almost flat roof, is considered to be highly detrimental to the overall character and historic significance of the building and its setting, particularly when viewed in the context of other fenestration with more subtle sage coloured frames.

The proposals seek to make alterations to this structure which would see existing windows and doors replaced with less UPVC framing, and the outside of the structure finished in a Chartwell Green colour that is in keeping with all other fenestration finishes in the property.

Whilst it would be desirable to see the omission of the structure in its entirety and replacement with a stone structure, the applicant is not seeking to pursue that option, and as such the scheme before the Authority must be considered on its own merits.

Given that the alterations will present a modest but nevertheless material enhancement comparable to what exists on site, it is considered that this aspect of development is acceptable in design terms and will result in a limited enhancement of the historic asset.

Turning to the other proposed changes to fenestration, the proposed replacement of the first floor window finished in timber, and replacement of double doors with newly glazed timber doors without the Georgian bars feature, are considered to also result in a modest enhancement of the historic significance, character and appearance of the property and its immediate setting, particularly given that both aspects would be finished in the same colour as the altered conservatory and all other existing fenestration. The application is accompanied by joinery details for door and window frames that will be included within the approved plans condition to ensure compliance.

As such, in light of the above, it is considered that the proposed alterations to this property would preserve and to some limited degree enhance the historic significance, character and appearance of the building, and its wider setting including that of the Conservation Area, in accordance with LP Policies S1, EQ6 and EQ7, relevant Supplementary Planning Guidance, relevant paragraphs under Chapter 12 of the NPPF, and relevant restrictive paragraphs under Chapter 16 of the NPPF concerning the preservation and enhancement of historic assets, underpinned by Sections 66 and 72 of the Act 1990.

### **Amenity**

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site shares its western boundary with the neighbour No.3 Hague Street, which benefits from single storey outriggers that extend beyond the depth of the conservatory subject to alterations at No.3. Given that no additional extensions beyond the existing footprint are proposed, the proposed alterations do not give rise to any harm to the residential amenity of this neighbouring property or indeed any other nearby property, in accordance with LP Policy EQ6, the Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

## **CONCLUSION / PLANNING BALANCE**

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The applicant seeks Full Planning Permission and Listed Building Consent for minor alterations to the rear elevation of a residential property No.5 Hague Street, Glossop which is designated as a Grade II Listed Building and lies within a Conservation Area.

An assessment of the aspects of development has found that the proposed alterations would preserve, and to some limited degree, enhance the overall historic fabric, architectural interest, character and appearance of the property and its immediate surroundings, including the setting of the Conservation Area, and would have no material impact on neighbouring residential amenity.

As such, the application is judged to comply with all relevant Local Development Plan policies and all other material considerations including restrictive policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Sections 66 and 72 of the Act 1990.

The application is thus considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF, both Full Planning and Listed Building Consent applications are recommended for approval.

**OFFICER RECOMMENDATION :     Approve with Conditions**

**Case Officer: James Stannard**

**Recommendation Date: 12<sup>th</sup> November 2024**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**