

DELEGATED DECISION REPORT

HPK/2024/0297
Valid 09/07/2024

3 THE OLD CLUBHOUSE
WATER STREET
BUXTON

APPLICATION FOR CONSENT
TO DISPLAY AN
ADVERTISEMENT(S)-
INSTALLATION OF
REPLACEMENT SIGNS TO
INCLUDE. 1X PICTORIAL
PROJECTING SIGN. 3X SETS
OF INDIVIDUAL HOUSE NAME
LETTERS. 2X AMENITY
BOARDS. 1X LANTERN ON
BOW BRACKET. 2X FENCE
MOUNTED COREX SIGNS. 1X
WALL MOUNTED
DIRECTIONAL SIGN

(ADVERTISEMENT CONSENT)

MAIN ISSUES

- Heritage Asset – Listed Building and Conservation Area
- Visual Amenity
- Public safety

DESCRIPTION OF SITE

3 The Old Clubhouse is a grade II listed public house located within the Buxton Central Conservation Area. The listing description states:

Marked on OS map as Union Club. Club house, now public house. 1886. Coursed rock-faced millstone grit with ashlar dressings and Lakeland slate roof with ornate terracotta ridge tiles, square louvred vent and stone stacks. EXTERIOR: 2 storeys. Chamfered plinth, moulded first-floor band, sill band and moulded eaves. Water Street front has irregular 7-window front. Slightly projecting 2-storey wing to centre has coped gable with band, kneelers and cross finial, to right doorway with double panel doors and overlight and to left 3-light cross casement, both openings segment headed with Tudor hoodmoulds. To left 2 pairs of plain sashes in similar surrounds. To right a single plain sash in similar surround then 2-storey canted bay window with 4 plain sashes in similar surrounds topped with battlements. Above to left gable wing has 2 pairs of plain sashes, and to left again 4 plain sashes. St John's Street front, single storey plus attic, has gabled projection to left with central pointed arch doorway with moulded surround flanked by single windows in similar surrounds. Above chamfered band and pair of plain sashes in

moulded, pointed arch surrounds and a blind quatrefoil above. The gable has coping, kneelers and cross finial. To left plain sash and above gabled dormer window. To right off-centre doorway in moulded surround with pair of plain sashes to left and single plain sash to right, above another gabled dormer window. INTERIOR: though refurbished retains good quality original bars and fittings, including stained glass and fireplaces with ornate mirror overmantels.

PROPOSAL

Advert consent is sought for replacement signage to the existing pub. This includes on hanging, pictorial sign, showing the public house crest. This will be hung from the south elevation, and visible from the western approach. 3 sets of individual house name letters are proposed. These will be of a golden colour (Farrow & Ball Ciara) and located on the eastern, northern and southern elevations. Each set of house letters will have a swan style light above to illuminate the lettering.

Two amenity boards are proposed, one next to the entrance on the southern elevation, and one next to the door on the north elevation. A wall mounted direction board is also proposed for the north elevation. A lantern on bow brackets is proposed to go above the southern entrance. 2 fence mounted corex signs are proposed for the southern railings.

Plans also show proposals to paint the doors in a Farrow & Ball Stiffkey Blue, to match the colour of the proposed signage boards.

Revised plans remove proposed building lights from the south and eastern elevations. Revised plans also remove proposed paint from the stone work.

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/2006/0429 New Brewery Signage APPROVED 26/07/2006
HPK/2014/0631 Proposed signage - 3 Fascia signs and 1 projecting or hanging sign
APPROVED 03/02/2015

HPK/2024/0114 Listed Building Consent for installation of replacement signs to include. 2x pictorial projecting sign. 3x sets of individual house name letters. 2x door plaques. 15x floodlights. 2x amenity boards. 1x lantern on bow bracket. 2x fence mounted corex signs WITHDRAWN

HPK/2024/0115 Installation of replacement signs to include. 2x pictorial projecting sign. 3x sets of individual house name letters. 2x door plaques. 15x floodlights. 2x amenity boards. 1x lantern on bow bracket. 2x fence mounted corex signs. 1x wall mounted corex sign WITHDRAWN

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/2024
Neighbour consultation period ends: 31/07/2024
Press Advert: 08/08/2024

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

None received

Derbyshire County Council Highways

No objection subject to condition:

‘Those signs which are to be illuminated are proposed to not exceed 250 cd/m² which is below the recommended maximum luminance level for the location of the application site.

None of the signage is considered to have any impact on the adjacent public highway, therefore, there are no highway authority objections to the application. It is assumed that the luminance level of the signage will be conditioned accordingly.’

Historic England

No comments to make

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 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 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 141 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed.

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.

HPBC's A Design Guide for Signs (SPD) states that advertisements should always be designed to complement the appearance of the building, the shopfront, and the character of the area. Furthermore fascia signs must be integrated into the building, not to obscure windows or architectural detail. Traditionally the lettering would be of a light colour on a dark background.

A number of advertisements are proposed, these range from replacement lettering signs, amenity boards and directional signage. The proposed signage is of muted, heritage appropriate colours, which appear sympathetic to the host building and conservation area. The proposed signage is placed as to replace a number of existing signs, and as such is not considered to be excessive in quantity.

Revised plans have removed a number of excessive lighting and paint from the proposed scheme, in order to create an acceptable and sympathetic scheme of advertisement.

Overall the proposed scheme of advertisement is considered acceptable in terms of design and heritage.

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.

Revised plans removed a number of excessive lights from the proposed scheme. A number of swan style slights remain to light the proposed signage. These lights are considered subtle in style. They will replace a number of existing, unsightly lights which serve a similar style of illumination (see image below). As such the proposed lighting is considered acceptable.



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.

DCC highways have recommended a maximum level of illumination to ensure that the highway safety of the adjacent highways is maintained. Since the receipt of these comments the number of lights proposed has been significantly reduced. However, as a number of swan lights are proposed the recommended condition is considered reasonable to ensure highway safety.

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

Case Officer: Rachel Robinson

Recommendation Date: 18th November 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council