

DELEGATED DECISION REPORT

HPK/2024/0468
Valid 14/11/2024

THE ROYAL OAK
11 MARKET STREET
CHAPEL-EN-LE-FRITH

REPLACEMENT FIRE ESCAPE
TO SOUTHERN GABLE
ELEVATION

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact upon the Listed Building

DESCRIPTION OF SITE

The application site relates to a detached public house and hotel known as the Royal Oak and is located on Market Street within the established settlement of Chapel-en-le-Frith. The site also lies fully within the Chapel-en-le-Frith Conservation Area. The building is a Grade II Listed property. The official listing describes the building as:

Public house C18, completely remodelled in C19. Incised rendered to look like ashlar. Painted stone dressings. Modern tile roof, partly concealed by parapet wall. Rendered gable end stacks. Three storeys, two storey wing to east. North elevation - four bays. Shallow plinth. Central doorcase with attached columns and plain entablature. Rectangular fanlight with diagonal tracery over eight panelled, raised and fielded door. To either side, C20 large windows with top casements. Plain sash beyond to east. Above, similar windows, To west, two pairs of plain sashes. Above, again three plain sashes. Interior - large bracketed stone fireplace to front rooms either side of hall.

PROPOSAL

The application seeks listed building consent for a replacement fire escape in black painted metal to the south elevation of the hotel building. The replacement fire escape would be shifted approximately 1.9m further to the west and would be 0.95m wider than the existing fire escape increasing from approximately 3.55m to 4.5m to meet modern standards.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies in respect of listed buildings.

National Planning Policy Framework

Section 12: Achieving Well-designed places
Section 16: conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 20/12/2024
Neighbour consultation period ends: 09/12/2024
Press Advert: 09/12/2024

Public Comments

None received.

Chapel-en-le-Frith Parish: No objection.

Conservation Officer: There is no objection to a like-for-like replacement. This is on the understanding that the stairs are to be finished/painted black as per the application form and shall remain as such for the life of the development.

Environmental Health: (No Objection) I can confirm that HPBC Environmental Health have no observations to make concerning this application.

Derbyshire County Council Highways: (No Objection) There appears to be no material impact upon the highway and therefore the Local highway Authority have no further comments to make.

Historic England: (No Comment) In this case we are not offering advice.

Environmental Health Officer

No observations to make.

OFFICER COMMENTS

Principal of Development

The proposal seeks Listed Building Consent to a Grade II Listed Building. As such, the application is subject to Local Plan Policies EQ7 and relevant policies under Chapter 16 of the National Planning Policy Framework (NPPF), underpinned by Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The principle of development is therefore only acceptable in principle if it can demonstrate compliance with the above legislative requirements.

Impact upon the Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant consent 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.

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 application in this instance seeks the removal and replacement of an existing fire escape to the hotel's south facing elevation. The proposed fire escape would be wider increasing from 3.55m to approximately 4.5m in order to comply with modern safety requirements and legislation. The fire escape would be identical in its appearance comprising a metal construction and painted black to match the existing staircase.

The Conservation Officer has confirmed that they have no objections to the proposals given that they are largely like-for-like in their nature, and provided the fire escape is painted black. This can be addressed by an appropriate condition. No other objections have been raised with regard to this application.

The proposed fire escape is not considered to have any greater visual impact than the existing unit despite its marginal increase in size as the fire escape would be moved further to the west than the existing unit which mitigates the increased width by reducing its prominence within the street scene. Consequently, the replacement

fire escape is deemed to not have any detrimental impact upon the character, appearance or significance of the heritage asset, and would continue to sustain its importance, in accordance with the relevant paragraphs of the NPPF and Local Plan policies EQ6 and EQ7.

CONCLUSION / PLANNING BALANCE

As detailed above, the proposed works are judged to be appropriate in this instance and would remain sympathetic to the listed building, preserving its character and appearance. Consequently the proposed works comply with Local Plan policies EQ6 and EQ7, further to the relevant sections of the NPPF. The application is subsequently recommended for approval.

OFFICER RECOMMENDATION : Grant

Case Officer: Stuart Talbot

Recommendation Date: 07/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council