

DELEGATED DECISION REPORT

HPK/2024/0435
AND
HPK/2024/0436
Valid 23/10/2024

39 HIGH STREET
BUXTON

TOILET REFURBISHMENT
AND CYCLICAL
MAINTENANCE WORKS.

(FULL – MINOR AND LISTED
BUILDING CONSENT)

MAIN ISSUES

- Heritage – Listed Building
- Heritage – Conservation Area
- Design
- Amenity

DESCRIPTION OF SITE

39 High Street, Buxton (also known as the Chesire Cheese) is a public house. The Chesire Cheese is a grade II listed building located within the Buxton Central conservation area. The listing description states:

Coaching inn ,now public house. c1787, with C19 and C20 alterations. Dressed stone to front, the right-hand block with mock rusticated ashlar, with ashlar dressings. The rear is of uncoursed rubble with gritstone dressings. Welsh slate roof and stone stacks. EXTERIOR: 2-storey, 6-window street front arranged 1:2:3. Slightly later right section higher with rusticated ashlar facade. Single canted bay window to left with glazing bar sashes and splat balustrade, above 3 glazing sashes in painted ashlar surrounds. Left block, single storey to left with pair of plain sashes in ashlar surrounds, to right a very large 9 window semi-circular bay window topped with splat baluster, beyond to right a projecting glazed porch and to left a single 2/2 sash with painted surround. Above 2 similar sashes. Right return canted with single plank door and similar plain sash above. Rear, 5 window irregular elevation set-back to left. Central doorway with plank door, to left a 3-light window, a C20 casement, a small blocked opening and a plank door. To right a 3-light casement with glazing bars and beyond a plank door and glazing bar window. Above off-centre pair of 6-pane sashes, flanked by 2 similar sashes all with painted lintels. INTERIOR: much altered inserted moulded stone fireplace with decorative spandrels to lower room. Beams exposed to main left-hand range, one with rough chamfering. Pegged tie beams to 1st floor; the central section cut through to form corridor: side purlins also evident. This block has vaulted stone cellaring. SUBSIDIARY FEATURES: ornate iron railing to front with fleur-de-lys and urn topped uprights also square section railing with acorn posts.

PROPOSAL

Planning permission and listed building consent is sought for toilet refurbishments and maintenance works.

The toilet refurbishments includes removal of existing toilet units and replacement with new. Works also include applying a damp proofing to the wheelchair and ladies toilet and retiling all toilet walls.

Proposed maintenance works include:

- Stone and mortar repairs
- Repair or replace guttering like-for-like where required
- Repaint existing painted stonework
- Strip and repaint iron railing
- Make good all window seals like-for-like
- Replace damaged glazing like-for-like
- Repair and repaint timber railing
- Repair and repaint timber entrance way.
- Resurface tarmac where damaged
- Repair and redecorate timber roof verge
- Remove cement mortar where in situ and replace with lime mortar
- Apply limewash to rear elevation stonework.
- Repair boundary wall cracks like-for-like
- Repair windows opening mechanisms to ensure they are opening correctly
- Reline secret gutters
- Remortar chimney
- Replace missing slates as required

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 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0377 Listed Building Consent For Reglaze Of Front Porch, New Extract Duct To Rear & Addition Of Joinery Items Internally APPROVED

HPK/2024/0478 and HPK/2024/0479 Erection of illuminated and non-illuminated signs to the exterior of the building PENDING

The site has an extensive planning history, largely relating to changes in signage.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/11/2024
Neighbour consultation period ends: 19/11/2024
Press Advert: 28/11/2024

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection subject to recommended informative

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 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.

Section 16 Paragraph 212 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 (and the more important the asset, the greater the weight should be). 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 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.

It is proposed to refurbish the existing toilets, through fitting damp proofing, new units and general redecoration, including tiling and new floorings. An Officer site visit demonstrated that the existing toilets are modern in installation, with no existing historical features. The proposed refurbishment will not cause the lose of any historic features. The rooms forming the toilets are sealed rooms with no window openings. As such they receive no natural ventilation, without creating additional openings in the historic fabric. Therefore, in this case the damp proofing is considered acceptable due to the absence of natural ventilation, in rooms likely to have high moisture levels due to their use.

It is proposed to apply limewash to the rear elevation. The rear elevation shows evidence of a previous limewash, which has since worn away (photo 38 of photo set submitted). As such applying fresh limewash is considered acceptable.

It is also proposed to resurface a section of tarmac in the entrance to the car park. The existing pot hole shows evidence of cobble stone below. Discussion with the applicant have confirmed that in order to resurface to a standard which can uphold long term vehicle use the cobble stone will need to be removed. It has been agreed that the cobblestones will be salvaged and saved for use elsewhere on site. This will be secure via reasonable condition.

A number of maintenance actions are also proposed. The vast majority of these repairs listed, are considered to be repair and maintenance works which do not require consent in their own right. As such a majority of works are not considered harmful due to the like-for-like nature.

Overall the scheme is considered acceptable in terms of heritage impacts, the works will sustain and enhance the heritage asset, ensuring that the building continues to contribute towards a sustainable community. Moreover, the works will not harm the character and appearance of the wider conservation area.

Amenity

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 application does not proposed any change of use, or to create any new openings in the building. As such it is considered that there are no amenity concerns.

Highway Safety

The application proposed to resurface the existing carpark entrance. DCC Highways have not objected to the proposed works subject to an informative to ensure that highway safety is not harmed during the carrying out of works.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

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 : Approval

Case Officer: Rachel Robinson

Recommendation Date: 16th January 2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council