

DELEGATED DECISION REPORT

HPK/2024/0406 Valid 18/10/2024	47 49 MARKET STREET CHAPEL-EN-LE-FRITH	RETROSPECTIVE REPLACEMENTS OF SINGLE PANE GLASS PANEL IN THE LARGE FRONT SHOP WINDOW WITH DOUBLE GLAZED UNIT, THE TRADITIONAL STYLE WOODEN WINDOW SURROUND WILL REMAIN. (FULL - MINOR)
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MAIN ISSUES

- Heritage Asset – conservation area
- Design

DESCRIPTION OF SITE

47 49 Market Street is a commercial property located in the town centre of Chapel-en-le-Frith. The site is located within the chapel-en-le-frith conservation area. The application relates to the shop frontage of the funeral directors, which is a timber shopfront, installed in 2018 (HPK/2017/0261)



PROPOSAL

Planning permission is sought to replace the existing single painted glazing with a upvc double glazed window. The timber shopfront will not be altered.
The proposed glazing will have a central vertical glazing bar, to match the existing.
The upvc will be finished in a grey colour.

During the course of the application, the applicant completed the works, making the application retrospective at the time of writing.

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 1 Retail and town Centres
CF 6 Accessibility and Transport

Chapel-en-le-Frith Neighbourhood Plan

TC5 High Quality Town Centre Design

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-design and beautiful places
Section 16 Conserving and enhancing the historic environment

Chapel-en-le-Frith Neighbourhood Development Plan 2013-2028

TC5 High Quality Town Centre Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2017/0261 Remove existing shop sign and replace with new frontage and sign.
New frontage will be in keeping with the other shop frontages in Chapel en le Frith
APPROVED 24/11/2017

HPK/2018/0390 Alteration of existing rear window to shop to form new door opening
to provide separate entrances to shop and apartment over APPROVED 12/11/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 03/12/2024
Neighbour consultation period ends: 13/11/2024
Press Advert: 21/11/2024

Public Comments

None received

Town / Parish Comments

None received

Environmental Health

n/a

Derbyshire County Council Highways

No comments make

‘There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.’

OFFICER COMMENTS**Principle of Development**

Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-en-le-Frith. The site is situated within this built-up area boundary. However as the site is also within the conservation area, the principle of the development will only be acceptable subject to the 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.

Paragraph 206 of the NPPF continues that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 207 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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.

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.

Policy TC5 of the Neighbourhood Plan sets out that high quality design should be sought, and development proposals should comply with High Peak Local Plan conservation and heritage policies.

HPBCs Design Guide for Shopfront (SPD) states that it is important to restore or retain any shopfronts that contribute to the overall design and character of the area. Where it is not possible to retain the existing shopfront, the design of the replacement should respect the architectural style, character and traditions of the buildings. Traditional colours used are of a rich, dark variety. Any canopies or blinds should be designed and sensibly located to add to the street scene. Doors were traditionally recessed and the floor decorated with mosaic tiles to create a sense of invitation.

The existing shopfront was approved under HPK/2017/0261 on the understanding that it would enhance the conservation area. Following the shopfronts installation in 2018, it can be confirmed that the shopfront has enhanced the conservation area, and now positively contributes to the areas character and appearance.

The single glazing of this shopfront has been removed, and a grey upvc unit fitted in replacement. The timber surround has been retained. The upvc insert is similar in appearance to the pre-existing timber window creating an almost like-for-like appearance. The colour of the new upvc is a similar shade of grey to the surrounding timber. Therefore, although the retrospective upvc insert does not enhance the appearance of the conservation area and causes less than substantial harm to the conservation area, this should be balanced against the public benefits of the development. In terms of public benefits, the retention of the window frame, serving an existing and established funeral directors will safeguard and support the commercial unit with a form of development which will ensure its longevity. The shop frontage lies within the town centre, where commercial units are supported in principle and therefore development which supports the retention of this important commercial use is considered to outweigh the less than substantial harm to the heritage asset.

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 proposal is for a replacement of existing glazing. As such existing amenity will not be affected.

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.

The proposal will not impact upon the public highway, nor the public footpath. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion, the retrospective UPVC is considered to sustain the appearance of the shopfront and character and appearance of the conservation area due to it's like-for-like appearance. Therefore, the development is considered acceptable in terms of heritage, design, 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: 4th February 2024

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council