

DELEGATED DECISION REPORT

HPK/2024/0382
Valid 12/09/2024

20 HIGH STREET WEST
GLOSSOP

RETROSPECTIVE
REPLACEMENT SHOPFRONT
WITH STEPPED ENTRANCE
AND A TEMPORARY
EXTERNAL RAMP FOR
OCCASIONAL USE

(FULL - MINOR)

MAIN ISSUES

- Heritage – Conservation Area
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site is a large retail unit on High Street West, Glossop. The site is located within the built-up area boundary and within the Norfolk Square Conservation Area.

The unit is occupied by a long-established butcher's business which originally had a blue timber shop frontage, occupying a double unit. The works the subject of this application have already been carried out.

PROPOSAL

Planning permission is sought for the replacement of the existing shopfront with a like-for-like replacement. The proposed shopfront will be of timber painted in RAL 5008. The proposed shop front will include an automatic door which opens inwards.

It is also proposed to place a temporary access ramp at the front of the store with railings, intended for occasional use.

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/2010/0550 - Alterations To Left Hand Shop Front Window. Approved, 06/12/2010

HPK/2002/0076 - Projecting Sign (illuminated). Approved, 14/05/2002

HPK/2001/0612 - Refurbishment Of Butcher Shop To Include New Shop Front. Approved, 13/02/2002

HPK/0002/6230 - Two Storey Extension At Rear Of Shop. Approved, 28/03/1988

HPK/2022/0228 – Division of the Ground Floor of 20-22 High Street West back into 2 shop units APPROVED 26/04/2023

HPK/2023/0504 - Replacement Shop Front to 20-22 High Street West APPROVED 05/01/2024

CONSULTATIONS

Publicity

Site Notice expiry date: 10/10/2024

Neighbour consultation period ends: 08/10/2024

Press Advert: 24/10/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection subject to condition.

High Peak Access

Objection – October 2024

Concerns that ramp does not meet requirements for wheelchair use

No objection – March 2025

We visited the shop on the 22nd January. A wheelchair user was able to use the ramp and turn on the landing area. We were also shown a portable ramp that can be put in place to allow full access into the shop itself, on request. We suggested that this ramp be extended a little and also altered to do away with a small lip, at the top when entering the shop floor.

On this basis we accept that the solution offered is workable.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary and within the Norfolk Square conservation area.

LP Policy CF 1 states that 'the council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Policies Map in accordance with their function and scale as identified in Policy S2 (Settlement Hierarchy) and identified development needs'.

As the shop is located in the designated town centre, proposals to allow businesses to be retained should be encouraged. However, as the site is within the conservation area, the principle of the development will only be acceptable subject to compliance with heritage asset 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. 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.

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 shopfront is a like-for-like replacement for the existing shopfront. The proposed shopfront is characteristic of Glossop High Street and Norfolk Square Conservation Area. The proposal features traditional pilasters to bookend the shop front with stall risers below the glazing. This mimics the design found elsewhere in the street scene and recommended in the HPBCs Design Guide for Shopfront (SPD).

The shopfront has been painted a grey blue colour (RAL 5008). This is a darker, muted blue when compared to the bright blue of the existing shopfront. The proposed grey blue is considered more sympathetic to the conservation area. As such the proposed change in colour is considered acceptable.

Overall, the new shopfront is considered to sustain, and would not harm the heritage asset (the conservation area). As such the proposal complies with LP Policies EQ6 and EQ7.

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 not 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 proposed shopfront is not considered to impact upon public or neighbouring amenity.

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 application site is located within the designated town centre, with public parking facilities well established in the surrounding area.

DCC Highways have raised some concerns regarding the location of the proposed temporary ramp. However, they have not objected subject to the implementation of a reasonable condition to ensure the ramp does not cause an obstruction when not in use. These conditions were also implemented on HPK/2023/0504, which granted consent for a replacement shop frontage and are therefore considered reasonable.

Overall there are no highway concerns subject to reasonable conditions.

Other Matters

Concerns were initially raised by High Peak Access regarding the size of the ramp. They were concerned that the ramp was not large enough to allow a wheelchair to turn at the top and enter the store. However, following completion of the scheme High Peak Access were able to visit the site to test the usability of the ramp. The ramp has been found to function for a wheelchair user, as a result High Peak access have removed their objection.

This application seeks approval for the retrospective, like-for-like replacement of the shopfront, with the introduction of an access ramp. The proposed original shopfront included two steps to access the shop. The proposed ramp has allowed these steps to be circumnavigated. It is considered that due effort has been made to improve accessibility of the store, without conflicting with the concerns of highway safety through introducing a blockage or trip hazard to the public footway. The footway at this point is fairly wide and enough space will be retained to allow pedestrian to pass and repass without conflict with the ramp. Furthermore, planning approval was previously granted for a ramp of similar proportions to that currently proposed (HPK/2023/0504), where no objection was raised to the acceptability of the ramp in question.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. The development would sustain the importance of the heritage asset. 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: 3rd March 2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council