

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

21 June 2021

Application No:	HPK/2021/0065	
Location	36 Post Street, Padfield, Glossop, SK13 1EF	
Proposal	Remove existing render, install external wall insulation boards. Apply render to match existing pattern and colour.	
Applicant	Bartek Verde	
Agent	N/A	
Ward/Parish	Padfield	Date registered 15.02.2021
If you have a question about this report please contact: Faye Plant, faye.plant@highpeak.gov.uk 01298 28400 ext 4995		

1. REFERRAL

The application is referred to the Development Control Committee at the request of Ward Councillor Ollie Cross on the basis that the proposals will be beneficial to preserve and enhance Padfield Conservation Area..

SUMMARY OF RECOMMENDATION

REFUSE

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site relates to an end-terraced dwelling situated on the corner of Post Street and Regent Street. The site is located within the development boundary and Padfield Conservation Area.
- 2.2 The property has been in previous occupation as a bakery and convenience store until the late 1980's when it was converted to a single dwellinghouse. The property occupies a prominent position on this corner plot as Post street slopes down to the south west.
- 2.3 The property has been previously rendered (along with 2 Regent Street) and the previous shop windows have been replaced with non-traditional windows without cills and a large lintel placed over the front entrance and right hand side ground floor window with decorative lead flashing over the top. However, the building retains the projecting eaves and dentil course and recessed windows with curved heads and cills on the remaining openings on the front elevations as seen on the rest of the terrace.
- 2.4 The Padfield Conservation Area Character Appraisal 2015 identifies 36 Post Street as being constructed between 1872-1900 and is part of a unique brick

built terrace, one of a kind among the predominately Gritstone terraces. The property is identified as a positive building within the character appraisal.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 Full planning consent is sought for the removal of the existing render and replacement with external insulation boards (Kingspan Kooltherm K5) and render over these with a render to match the existing render in colour and appearance.
- 3.2 The insulation boards have a thickness of 60mm and would cover the entire frontage of the building and would be painted light grey. The applicant has stated that the shape of the stone cills would be retained by the application of white painted Kooltherm boards.
- 3.3 In seeking to overcome officer concerns the applicant has provided suggested amendments which include stopping the boards at the dentil course to preserve this detail or the replication of the dentil course. However, no detail or plans have been formally submitted to demonstrate if either suggestion is viable or how it will be achieved.
- 3.4 Full details of the proposal can be found at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=245755>

4. RELEVANT PLANNING HISTORY

HPK/2020/0528 - Lawful development certificate for a proposed use to remove existing render. Install external wall insulation boards (such as Kingspan K5 or similar). Apply render to match existing pattern and colour. – WITHDRAWN 11/02/2021

5. PLANNING POLICIES RELEVANT TO THE DECISION

Adopted High Peak Local Plan 2016

- S1 Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance

High Peak Design Guide 2018
Residential Design Guide 2005

Padfield Conservation Area Character Appraisal

National Planning Policy Framework

Paragraphs 2- 14
Sections 12 and 16

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 05/04/2021
Neighbour letters	Expiry date for comments: 15/03/2021
Press Notice	Expiry date for comments: 25/03/2021

Neighbours

None received.

Consultations

Consultee	Comment	Officer response
Conservation Officer	<p>There is no information to explain how the addition of the insulation to the external walls will impact on the building details and adjoining buildings. The detailing around the eaves (including the dentil course), window openings and cills will be impacted.</p> <p>The building is identified as a 'positive' building in the character appraisal and although the appearance of the building has been impacted by the loss of the shopfront and rendering, the proposal to build out the frontage with insulation and then render will further conceal historic building detailing – including concealing the very defined, decorative eaves line of the terrace as a whole and the uniform rhythm of the depth of window reveals. It would be a damaging precedent.</p> <p>Alternative thermal improvements should be considered which do not impact on the character and appearance of the area such as internal insulation.</p>	
Derbyshire County Council Highways	No representations received	

7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Policy Context

- 7.1 The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan adopted in April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
- 7.4 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

Principle of Development

- 7.5 The application site is located within the built-up area of Padfield. Policies S2 and S5 make provision for householder development which is deemed to be acceptable in principle, subject to other relevant policies within the local plan. Other relevant policies include Policy EQ7 which seeks to conserve and enhance conservation areas and other heritage assets and Policy EQ6 which requires that development reflects local character and distinctiveness and is of a high quality. The principle of development can only be deemed acceptable if the proposals contribute positively to the existing character of the built and historic environment.

Visual Impact/ Impact on the Conservation Area

- 7.6 36 Post Street is located within the Padfield Conservation Area and as such is subject to policies S1, EQ6 and EQ7 of the High Peak Local Plan and restrictive policies set out within Chapter 16 of the NPPF which relate to the conservation and enhancement of the historic environment.

- 7.7 Paragraph 192 of the NPPF sets out that when determining planning applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.8 Paragraph 193 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. 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.
- 7.9 Section 12 of the NPPF places great importance on good design and states that good design is a key aspect of sustainable development. Local Plan Policies S1 and EQ6 set out the design principles of the Borough and require that all development should be well designed and of a high quality, responding to its environment whilst also contributing to local distinctiveness and sense of place. Section 5.2 of the High Peak Design Guide 2018 states that alterations need to be undertaken with care and that insensitive changes can spoil a building and a sensitive approach should work with not against a buildings character.
- 7.9 Local Plan policy EQ7 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. Particular protection will be given to designated and non-designated heritage assets and their settings.
- 7.10 The building is identified as a 'positive' building in the character appraisal and occupies a prominent and elevated position on the corner of Post Street and Regent Street. The current appearance of the building has clearly been impacted by the loss of the shopfront and rendering which causes harm to the building. However, some visually interesting and important historic detailing remains and provides uniformity along the rest of the terrace, such as the uniform eaves and dentil course which results in a strong sight line when looking down Post Street.
- 7.11 The proposal to build out the frontage with insulation and then render on top of this will further conceal the remaining historic detailing and result in a bland frontage which would detract significantly from the character of the building and surrounding brick terrace to which this building features prominently on. The boards and render would conceal the very defined, decorative eaves line of the terrace and the uniform rhythm of the depth of window reveals. The cladding would result in a prominent step out of the building line of the external elevation and result in overly deep window reveals.

- 7.12 Whilst it is understood that the cladding is to improve the thermal efficiency of the building, it does not outweigh the harm to the character and appearance of the building or wider conservation area. Alternative thermal improvements should be considered which do not impact on the character and appearance of the area such as internal insulation.
- 7.13 The proposals would therefore amount to less than substantial harm to the building which lies within the conservation area, for which the public benefits of the proposals are not considered to outweigh this harm. The development is therefore considered to be contrary to Policies S1, S5, EQ6 and EQ7, guidance contained within the High Peak Design Guide, the Padfield Conservation Area Appraisal and paragraphs 184, 193, 196 and 200 of the National Planning Policy Framework.

Amenity

- 7.14 Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.
- 7.15 The proposals are not considered to give rise to concerns regarding the impact on neighbouring amenity and are therefore in compliance with the provisions of local plan policy EQ6 and para 127 of the NPPF in this regard.

Parking and Access

- 7.16 Section 9 of the NPPF and Policy CF 6 of the Local plan seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.
- 7.17 The proposal does not affect the level of parking on site nor does it create the requirement for additional parking spaces. The proposal does not therefore raise any highway safety concerns and complies with local plan policy CF6 in this regard.

8. PLANNING BALANCE AND CONCLUSION

- 8.1 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).
- 8.2 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

8.3 The proposal will result in less than substantial harm to the building and surrounding Conservation area. The boards and render would conceal the very defined, decorative eaves line of the terrace and the uniform rhythm of the depth of window reveals. Moreover, the cladding would result in a prominent step out of the building line. Whilst it is acknowledged that the proposals would deliver thermal improvements to the property, and so contribute towards climate change targets, which is a public benefit, it is considered that such external works would not outweigh the identified harm to the heritage asset. If thermal efficiency is required, alternative options should be explored including internal insulation.

8.4 In line with LP Policy S1a and paragraph 11 of the NPPF, the application is considered to constitute an unsustainable form of development and is recommended for refusal for the reason set out below.

9. RECOMMENDATIONS

A. REFUSE for the following reason:

1. The proposal would, by reason of its design and use of materials, result in an unacceptable loss of historic detailing of the building to the detriment of the historic character and appearance of the building and wider Padfield Conservation area to which this site forms a part. The proposal would result in less than substantial harm to the significance of the heritage asset for which the public benefits are not considered to outweigh the harm identified. As such the development would be contrary to High Peak Local Plan Policies S1, S5, EQ6 and EQ7, guidance contained within the High Peak Design Guide, adopted Padfield Conservation Area Appraisal and paragraphs 184, 193, 196 and 200 of the National Planning Policy Framework.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Site Plan

