

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

**Date: 9<sup>th</sup> May 2022**

<b>Application No:</b>	HPK/2021/0677 (LBC)	
<b>Location</b>	Victoria Hall, Talbot Street, Glossop, Derbyshire, SK13 7DQ	
<b>Proposal</b>	Internal works	
<b>Applicant</b>	High Peak Borough Council	
<b>Agent</b>	AHR Building Consultancy Ltd	
<b>Parish/ward</b>	Howard Town Ward	<b>Date registered</b> 01/12/2021
<b>If you have a question about this report please contact:</b> Owen Gore <a href="mailto:owen.gore@highpeak.gov.uk">owen.gore@highpeak.gov.uk</a> Tel: 01538 395400 Ext: 4133		

### **1. REFERRAL**

1.1 This application has been brought before the Development Control Committee because of the association with High Peak Borough Council who is the applicant.

### **2. SUMMARY OF RECOMMENDATION**

<b>APPROVE</b> , subject to recommended conditions.
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### **3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

3.1 The application property is Victoria Hall a former Concert hall and public library built in the Gothic Revival style in 1887 and is a Grade II Listed Building. It is constructed externally of coarse rock-facing mill stone grit with ashlar dressing and Welsh slate roof, with coped gables and kneelers. Internally it is finished off using moulded architraves, panelled doors, and pilasters, plastered and painted.

3.2 There have been historic alterations over the years, internally and externally as the various uses have implemented. It was originally intended to provide a free library, museum, art school and a venue for educational public lectures. The Hall is held in trust for charitable purposes by the Council and the Library is now in use as a Workshop Space for community groups and it is understood that the first floor is no longer in use.

3.3 For the purpose of the Local Development Plan, the site lies within the built-up area boundary and the Norfolk Square Extension Conservation Area.

## **4. DESCRIPTION OF THE PROPOSAL**

- 4.1 The application seeks Listed Building Consent for Internal works. The proposed works comprise of the remodelling of the kitchen, remodelling of the 'art room' to create an accessible WC and a new Ladies WC area, and remodelling of the existing Ladies' WC to create a new Men's WC with an increased capacity.
- 4.2 The plans show that the immediate works potentially impacting the historic fabric of the listed building include the removal of an internal vestibule to the main hall, making good the surrounding internal decorations and altering/relocating modern emergency exit lights, detection and alarms, as well as associated cabling and wiring; new stud walls, fixtures and associated pipework will be installed to create the accessible WC and a new Ladies WC area and will include alteration and replacement of existing, modern floor coverings; the modern kitchen units will be removed in order to facilitate the remodelling of the kitchen, including installation of new units fixed to the walls; and new sanitary fittings, fixtures and cubicle walls will be installed in the remodelling of the existing Ladies' WC to create a new Men's WC.
- 4.3 In addition, a new door will be created off the main hall into the lobby area of the western entrance/exit, designed to mimic the existing door on the opposite side.
- 4.4 Externally, the alterations will be partially apparent in the form of the addition of louvre panels to upper window panels to 4 windows to hide small scale ventilation, privacy film applied internally to the existing glazing and extraction equipment to serve the W/Cs as well as connections to existing cast iron waste water pipes/services.

## **5. RELEVANT PLANNING HISTORY**

HPK/2003/0235 - Installation of Intruder Alarm System  
[APPROVED - 03/07/2003]

## **6. PLANNING POLICIES RELEVANT TO THE DECISION**

- 6.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 6.2 The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

## **High Peak Local Plan 2016**

Policy S 1 Sustainable Development Principles  
Policy S 1a Presumption in Favour of Sustainable Development  
Policy S 5 Glossopdale Sub-area Strategy  
Policy EQ 6 Design and Place Making  
Policy EQ 7 Built and Historic Environment  
Policy CF 5 Provision and Retention of Local Community Services and Facilities

## **National Planning Policy Framework**

Section 2 - Achieving sustainable development  
Section 8 -Promoting healthy and safe communities  
Section 12 -Achieving well-designed places  
Section 16 -Conserving and enhancing the historic environment

## **Supplementary Planning Documents and Guidance**

Residential Design SPD (2005)  
High Peak Borough Council Design Guide SPD (2018)

## **Adopted Conservation Area Character Appraisals**

Glossop character appraisal (adopted March 2006)

## **7. CONSULTATIONS CARRIED OUT**

<b>Site notice</b>	expiry date: 06/01/2022
<b>Neighbour letters</b>	consultation period ends: 23/12/2021
<b>Press Notice</b>	expiry date: 30/12/2021

### **Public Comments**

No comments at the time of writing.

### **Town / Parish Comments**

No comments at the time of writing.

## **8. POLICY, MATERIAL CONSIDERATIONS AND PLANNING BALANCE**

8.1 Section 16 (2) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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’.

- 8.2 Paragraph 195 of the NPPF states that the ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal’.
- 8.3 Paragraphs 199-202 of the NPPF sets out how a local authority should assess the significance of a heritage asset and how to assess the potential impact of a proposal upon such an asset. Where a proposal will lead to substantial harm or total loss of a designated heritage asset, local planning authorities should refuse consent unless there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits.
- 8.4 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...’.
- 8.5 It continues ‘Particular protection will be given to designated and non-designated heritage assets and their settings including: Listed Buildings...This will be achieved by: Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply’ and ‘Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset’.
- 8.6 The proposal is for alterations to the listed building which include updating the facilities of the public building to a modern and more accessible/usable standard. The intention of the proposal is to improve the existing local community service to benefit its users.

- 8.7 The majority of the works, including the remodelling and alterations to change uses of rooms are likely to only interact with the historic fabric of the building in a relatively minor way, such as securing fixtures to walls, adding stud walls and partitions and cutting narrow holes for pipework; it is understood that additions will be dressed to match the existing walls and ceilings, and any areas where amendments interact with the historic interior will be made good. Such details can be the subject of conditions.
- 8.8 The overall impact of these alterations are considered minor and any minor loss of historic fabric in this case is considered not to impact the buildings broader significance as a historic asset.
- 8.9 The proposed alterations that impact the listed building in a more significant way include the removal of the internal vestibule and the creation of an additional doorway.
- 8.10 In this case the internal vestibule is understood to be a relatively modern addition during the building's later adaptation. Whilst it is an interesting feature that serves as an example of the evolution of the building, it is not considered to be a fundamental element of the listed building and its removal is unlikely to detract from its significance. It is understood from the site visit that the proposed new doorway will be created in the location of a historic opening of a similar scale. It is understood that at the suggestion of the council's Conservation Officer, sections of the plasterwork in the lobby area of the western entrance/exit were removed in an area that has been the subject of other works. In removing the section of plaster, it is apparent that the fabric of the wall is different to the surrounding wall in the location of the proposed door; an arch was also apparent. On balance, it appears that this element will reinstate a historic opening and the application has indicated in the submitted plans that the new door will be constructed to mimic the existing door opposite, which will in turn be better revealed due to the removal of the vestibule and will create a sense of symmetry to the main hall, in keeping with the historic design. The overall alterations are considered an improvement.
- 8.11 The proposal will result in the upper panels of 4 windows being altered to introduce small scale ventilation units to serve the new and existing W/Cs and will be louvred externally. These features will be apparent, along with the privacy film applied internally to the existing glazing and will be a modern addition they represent less than substantial harm.
- 8.12 In line with the NPPF the alteration will represent less than substantial harm and therefore the harm should be weighed against the public benefits of the proposal.
- 8.13 In defining the term public benefits Paragraph: 020, Reference ID: 18a-020-20190723 of the Planning practice guidance 'Historic environment - Advises on enhancing and conserving the historic environment' states that 'Public benefits should flow from the proposed development. They should

be of a nature or scale to be of benefit to the public at large and not just be a private benefit'.

8.14 In this case, the proposal includes improvements to the facilities of the local community service to better the experience of the users. At the heart of the proposal the alterations are intended to increase capacity for the Hall, upgrade of the fire alarm system and fire escape routes, to promote inclusivity and allow visitors with accessibility issues to use the building un-aided.

8.15 The benefits of this proposal are considered to be to better serve community and are clearly in the interests of the wider public.

## **9. CONCLUSION / PLANNING BALANCE**

9.1 For the reasons outlined above, the development is considered to accord with the relevant policies contained in the High Peak Local Plan and the NPPF. As such the application is recommended for approval.

## **10. RECOMMENDATIONS**

10.1 It is recommended that the Committee **APPROVE** the application subject to the conditions outlined below:

- 1. Standard Time Limit**
- 2. Schedule of Drawings**
- 3. Schedule of works to repair/make good the historic fabric of the building including works to walls and ceilings, including materials**
- 4. Joinery details for the new door and toplight windows in the main hall**
- 5. Details of the proposed window vents and external louvres**

**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 Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

