

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 6th June 2022

Application No:	HPK/2021/0645 & HPK/2021/0646	
Location	Market Hall, Market Place, Glossop	
Proposal	Refurbishment and alteration of the market hall - installation of new mezzanine, stairwells and installation of retail units at ground and mezzanine floor level. Alteration and replacement of windows and external doors and new access ramps and steps to West facing elevation. Installation of external mechanical plant area to East facing side of building and new louvered screen and gates. Alteration of ground floor toilet areas. General refurbishment of the arcade area and existing ground floor and refurbishment and restoration of the first floor town hall. Replacement of the platform lift currently located in the stairwell.	
Applicant	High Peak Borough Council	
Agent	AHR Building Consultancy Ltd	
Parish/ward	N.A / Howard Town	Date registered 15 th November 2021
If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee because the applicant is High Peak Borough Council. The Application was deferred at the May meeting for more information and for a site inspection.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application relates to Glossop Market Hall; a Grade II Listed Building that is located in the town centre of Glossop and within the , immediately south of High Street West, and north of the public car park accessed from Victoria Street.

- 2.2 As shown by Figure 2 within the accompanying Design and Access Statement, the site is home to multiple uses. The Town Hall, which faces the High Street, currently accommodates retail tenants at ground floor level in an arcade with the first floor being vacant.
- 2.3 The Market Hall which sits behind the Town Hall arcade is currently vacant and historically was occupied by market traders.
- 2.4 South of the Market Hall is the Municipal Building which is partly occupied by Derbyshire County Council and High Peak Borough Council served by a pay and display car park.
- 2.5 To the west of the Market Hall building is an open external market area made up of timber market stalls which is ordinarily occupied on a Friday and Saturday by market traders.
- 2.6 The Town Hall is thought to date from the mid 1830's and is of a solid sandstone brickwork construction incorporating a stone string course at first floor level and stone brackets above the central first floor windows. The roof is of a hipped construction with a slate covering and parapet gutters line with lead flashings. Central to the roof is a clock turret of timber construction. A flat roof incorporating a roof lantern encloses the toilet accommodation located to the rear of the arcade. To the front elevation are five round arch openings supported by stone columns which lead directly into the shopping arcade with further round arch openings over stone columns. Windows are of timber construction with a combination of sliding sash and casement styles, set into moulded surrounds.
- 2.7 The Market Hall dates from the mid 1840's and together with the Municipal Buildings that came later in the early 1920's, are also constructed of a solid rusticated sandstone brickwork construction.
- 2.8 The front southern elevation of the Municipal Building incorporates a range of historic features including quoins and stone columns with an ashlar plinth over the main entrance. The roof is made up of a series of pitched roofs with a natural slate covering and a flat roof to the Municipal Building with a felt covering below stone chippings incorporating two roof lanterns.
- 2.9 The pitched roofs to the Municipal Building on the east side include two large rooflights offering borrowed light to the drill hall below. There are two lightwells to either side of the main stairwell in the Municipal Building.
- 2.10 Windows are of painted timber sliding sash to the external elevations with metal style stained glass windows which face into the lightwells.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 High Peak Borough Council has secured financial investment to provide a significantly enhanced retail, business and hospitality space, with the primary objective being to regenerate the Market Hall area providing opportunities for economic regeneration, and encompasses the following aspects of development:
- Refurbishment of the ground floor retail spaces in the arcade
 - First floor flexible/office spaces to the Town Hall areas;
 - Large open dining and flexible retail/events space serviced by several independent food and beverage retail outlets
 - Mezzanine floor overlooking the central space and several creative/start-up/small business spaces
 - Improved access to all parts of the building
 - Improvements to parts of the external landscaping
- 3.2 The supporting documents reveal that the scheme has been subject to consultation with key stakeholders, which has led to this final version of the scheme being submitted for consideration.
- 3.3 These applications were considered by Members at the previous Development Control Committee meeting on May 9th 2022, and were deferred to allow outstanding conservation and design issues to be addressed to a point where a revised scheme can be re-considered by members following a site visit.
- 3.4 Having regard to the latest Drawing Schedule and plans received on 24th May 2022, the plans and technical documentation that make up the planning and listed building consent applications are set out as follows:

Plans

Proposed Elevations	(Ref: GTH-00-E-002 Rev B)
Arcade Lobby Internal Elevations	(Ref: GTH-00-E-003 Rev A)
Arcade Door Details	(Ref: GTH-00-E-004 Rev A)
Mezzanine Retail Unit Elevations	(Ref: GTH-00-E-005 Rev A)
Market Hall Proposed Ground Floor Plan	(Ref: GTH-00-P-007 Rev B)
Market Hall Proposed First Floor Plan	(Ref: GTH-00-P-009 Rev A)
Market Hall Proposed Second Floor Plan	(Ref: GTH-00-P-010 Rev A)
New WC Lobby Entrance Plan Details	(Ref: GTH-00-P-012 Rev B)
Market Hall Proposed Sections – Sheet 1	(Ref: GTH-00-X-001 Rev A)
Market Hall Proposed Sections – Sheet 2	(Ref: GTH-00-X-002 Rev A)
Arcade – Proposed Sections	(Ref: GTH-00-X-003 Rev B)
New WC Lobby Entrance Sections	(Ref: GTH-00-X-004 Rev A)
Demolition Elevations	(Ref: GTH-10-E-001)
Market Hall – Ground Floor Demolition Plan	(Ref: GTH-10-P-001 Rev A)
Market Hall – Mezzanine Demolition Plan	(Ref: GTH-10-P-002)
Town Hall – First Floor Demolition Plan	(Ref: GTH-10-P-003 Rev A)
Town Hall – Second Floor Demolition Plan	(Ref: GTH-10-P-004)
Demolition Landscape Plan	(Ref: GTH-10-P-005)
Arcade Lobby – Floor and Wall Details	(Ref: GTH-23-D-002 Rev A)
Town Hall – Staircase Refurbishment	(Ref: GTH-24-D-003 Rev A)

Market Hall – First Floor Balustrade	(Ref: GTH-33-D-001 Rev A)
Market Hall – Ground Floor Ceiling Plan	(Ref: GTH-45-P-001 Rev B)
External Ramp and Step Details	(Ref: GTH-90-D-001 Rev B)
Service Yard Gates	(Ref: GTH-90-D-002)
Louvre Screen Details	(Ref: GTH-90-D-003)
Landscape Plan as Proposed	(Ref: GTH-90-P-002)
OS Location Plan	(Ref: GTH-98-P-001)
Block Plan	(Ref: GTH-98-P-002)

Technical Documents

Design and Access Statement Rev V3

Heritage Statement Rev V3

- 3.5 Section 7.0 of the (updated) Design and Access Statement received 24th May 2022 contains the details of the proposed layout which is summarised below:

Ground Floor

- Main building frontage facing Norfolk Square is the focal point of the venue
- Ramped access stairwells modified
- Arcade partially enclosed to form a draught proofed seating area, with glazed doors leading on to the Market Hall offering views of the main hall.
- Existing shopfronts from within the arcade will be restored
- Toilets to be located to the rear of the arcade
- Secondary entrance provided to the west facing elevation via a new raised landing, ramp access and steps

Market Hall

- Access via two sets of double doors opening onto the large expanse of the main hall area
- Majority of food and beverage outlets to be located on one side, with a central/flexible space and a bar/café retail area opposing the food retail outlets
- Market Hall perimeter to be bounded by new mezzanine floor structure set in from existing columns
- New rooflight spanning the majority of the length of the central floor

First Floor

- Accommodation stair and 6 person capacity lift provides access to the mezzanine level, with fire escape staircase located in the corner of the hall enclosed with compartment walls
- Mezzanine floor edged with railed balustrade providing views over the main hall area

- Existing ornate arches will be maintained on view and will be at eye level when viewed from mezzanine level
- Commercial units are positioned along the side walls of the Market Hall and segregated to coincide with the external windows
- Units vary in size and fronted with glazed partitions to ensure natural daylight transferred from the existing windows into the hall and mezzanine space
- Partitions from the retail units are not full height and as such will have a roof capping to fully enclose the unit whilst allowing the underside of the main roof metal trusses to be exposed
- A changing places toilet will be located within the market hall area for public access use

Town Hall

- First floor area remains relatively unchanged with the exception of some re-organisation of the toilet areas.
- The internal areas are intended to be restored to original condition and infrastructure provided to enable them to be re-used as flexible office spaces
- The main alterations will be undertaken in the stairwells to remove the platform lift, reinstate the balustrades and install a new platform lift.
- The large sash windows to the front elevation are refurbished and restored to enable the views across Norfolk Square to be harnessed

3.6 Section 8.0 of the accompanying (updated) Design and Access Statement goes on to set out the details surrounding materials to be used throughout the development, as summarised below:

External Appearance

- Replacement of windows and incorporation of a louvred section to the lower portion of the window
- Windows will be timber frame with moulded glazing bars to match the existing windows with clear glazing
- Louvre panels will be powder coated aluminium, colour matched to the timber window frames.
- The colour of the windows will be determined by historic paint analysis
- Introduction of a ramp and steps on the western elevation.
- Palette of materials will be in keeping with the existing elevations with sympathetic railed balustrade and handrail.
- Bin store and plant area will be located in the existing recess on the eastern elevation between the Market Hall and adjacent postal office

- Ductwork for the air handling unit will be routed in to the building via an existing window opening, and will be concealed by a screen matching new fencing and gates
- Screening will be free standing and not affixed to the building, former with powder coated louvres set into a primary steel frame
- Existing sash windows to the Municipal Building to be refurbished and restored to their original condition painted white
- Front elevation facing Norfolk Square will see introduction of a frameless low-iron glass screen and sliding doors positioned just behind the inside row of colonnade, positioned approximately 4m inboard of the highway frontage to minimise visual impacts
- Screen will include glazed louvre system to provide natural ventilation to the space to the upper sections of the glass and a bespoke manifestation to the lower section

Internal Finishes

- Ceilings in the arcade will see the introduction of suspended plasterboard baffles to allow concealed lighting to be installed and the existing downstand beams and column capitals accentuated
- Ceilings in the Market Hall units will be left exposed to allow tenant fit-out. It is envisaged that a conservation plan will be secured stipulating the type and colour of ceilings to be installed
- The underside of the Market Hall will remain exposed with only minor alterations to 'tidy' the sarking boards and conceal some of the existing steel connection detailing
- Ceilings in the Town Hall will be restored to their original form, including cornices
- Walls to arcade will be made good and where previously painted will be decorated.
- Exposed stonework to be cleaned and treated with lime wash.
- Shopfronts will be prepared and all timberwork redecorated in a uniform colour with a lighter tone to brighten the area
- Walls to the arcade will be made good and where previously painted will be decorated
- Exposed stonework will be cleaned
- Shopfronts will be prepared and all timberwork redecorated in a uniform colour with a lighter tone to brighten the area
- Walls within the Market Hall will be taken back to brick and re-coated in hydraulic lime render to the upper mezzanine levels and dry-lined to areas below.
- Stone surrounds to windows to be cleaned and treated resulting in a contrast between the new plaster and stone finishes, thus accentuating the detailing around windows
- Wall finishes in the toilet area will have a tiled finish of traditional style with a contemporary feel, to provide a robust, durable surface to withstand the expected usage

- Flooring to the arcade will be retained as existing with York stone slabs, which subject to condition, will be lifted, cleaned and stored on site and later reinstated to the Market Hall once the new floor build up has been laid
- 3.7 Section 9.0 of the (updated) accompanying Design and Access Statement refers to the proposed landscaping, details of which are summarised below:
- A new ramp and steps will be provided to the access on the west facing elevation
 - Proposed strip level surfacing leading from the main car park to the entrance to allow ease of access for people with mobility impairments and families with prams
 - Vehicle access for deliveries and refuse collection will be via a designated route to the east side of the building off Victoria Street providing a one-way loop for vehicles to enter the site for loading and unloading and then exit back on to Victoria Street
- 3.8 Section 10.0 of the (updated) Design and Access Statement contains details specifically relating to the Accessibility of the scheme.
- 3.9 The design of the new parts of the building are stated to meet relevant standards and recommendations with the aim of supporting people with a wide range of abilities and ages. The Statement notes that consideration has also been given to the Equality Act 201 with the overriding aim being to promote equality and prevent discrimination.
- 3.10 Overall the applicant contends that an appropriate balance has been struck between the needs of retaining the historical features as far as reasonably necessary whilst also striving to meet current guidelines.
- 3.11 All documents associated with the full planning application (HPK/2021/0645) and associated Listed Building Consent application (HPK/2021/0646) can be found at the following link

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=251652>

4. RELEVANT PLANNING HISTORY

4.1 The site has been subject to the following planning history:

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| HPK/0003/7189 | Alterations to arcade (Approved 29/06/1998) |
| HPK/0003/7205 | Refurbishment of Glossop Arcade (Approved 29/06/1998) |
| HPK/2020/0171 | Refurbishment of the existing pitched roof coverings, comprising of removal and salvage existing slates, new battens and counter battens, new breathable membrane, |

re-installation of salvaged slate and import new slate where required. Replacement leadwork, flashings and valley gutters. Making good timber fascias and soffits, replacement rainwater gutters. Replacement patent glazing and glazed lanterns. Replacement flat roof coverings with built-up mineral felt system. Installation of new glazed lanterns over existing atriums. Installation of roof access ladder and walkway system. Internal works to the Market Hall will comprise of removal of existing suspended ceiling systems, isolation and removal of M&E services installations, removal of market traders stalls, partitions, raised access floors (Approved 15/07/2020)

HPK/2020/0428 Listed Building Consent to form new opening in the existing roof pitched roof over the market hall area and installation of patent glazing system to the apex of the roof (Approved 16/12/2020)

5. RELEVANT PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S4 Maintaining and Enhancing an Economic Base
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ10 Pollution Control and Unstable Land
- E1 New Employment Development
- CF1 Retail and Town Centres
- CF2 Primary Shopping Frontage
- CF5 Provision and Retention of Local Community Services and Facilities
- CF6 Accessibility and Transport

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Building a Strong Competitive Economy	Chapter 6
Ensuring Vitality of Town Centres	Chapter 7
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 15

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 4 th February 2022
Neighbour letters	Expiry date for comments: 12 th January 2022

Press Notice	Expiry date for comments: 27 th January 2022
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6.1 1 x representation has been received from a member of the public (who is a qualified heritage consultant) in connection with both applications, which supports the principle of development but makes a number of observations, as summarised below:

- Plans must show that the new glazed entrance screen to be behind the columns so that there are no awkward junctions or fittings that would damage the stonework
- Standstone in the entrance should not be lime-washed, as stated within the Design and Access Statement
- Lack of information on internal plasterwork and its historic significance and current condition. Ideally should be lime plaster not gypsum plaster
- Before Listed Building Consent is granted, the feasibility of removing the concrete easing needs to be assessed – not mentioned
- Hard to see the how the Market Hall in its finished form would look without supporting CGI or other visual montages. More detail required on the new steelwork for the mezzanines and how this relates to the historic iron roof
- Application contains little information on how building will be upgraded to reduce energy use
- Change of use at first floor level from office use to public space and could potentially significantly impact the historic and civic significance of the building

6.2 Other consultee comments are set out in the table below:

Consultee	Comment
AES Waste	No issues regarding waste collection
DCC Highways	No highway safety objections in principle to refurbishment works as detailed on the submitted information. The above comments are made on the basis that all external doors or gates on the A57 frontage to open into the site only (and not over the adjacent footway) and there are no alterations to existing access points / existing steps etc. within public highway limits.

Historic England	No comments to make
High Peak Access	<p>Clarification required on following:</p> <p><u>Design and Access Statement</u></p> <p>Refers to 6 person platform lift being provided but no reference to capacity if wheelchair or buggy is using the lift, or any proposed restrictions on lift use by general public</p> <p>The reference to the provision of new double doors within new glazed curtain walling in the arcade area makes no reference to the doors being automatic opening. This would be preferable for ease of access for wheelchair and buggy users.</p> <p><u>Market Hall</u></p> <p><u>External</u></p> <p>All refurbished or replacement external entrance doors to the arcade and market hall, should ideally be automatic opening, either sliding or outward opening. Appropriate manifestations to be provided to fully glazed doors</p> <p>The new Accessible WC's should be designed in accordance with BS 8300 'Design of Buildings and their approaches' and to Building regulations part M. Detailed drawings of the layout of fittings and the finishes used should be provided prior to installation to confirm compliance</p> <p>All Door widths to arcade shops to be suitable for wheelchair users and in accordance with the Building Regulations part M and BS 8300 and fully glazed doors to have appropriate manifestations.</p> <p>New ramp and steps and handrails to be designed to be fully accessible in accordance with the Building Regulations part M and BS 8300. Finish details to be confirmed with contrasting edges. Any stone flooring on the ramp slopes should be non-slip when wet.</p> <p>The Provision of flat accessible surfaces across cobbled</p>

area to access the ramp should be non-slip when wet and should be a minimum width of 1800mm in accordance with BS 8300

Doors to the ramp entrance could be sliding automatic rather than outward opening, to give greater circulation space alongside the opening area.

Internal

New café area/ kitchen should be designed take account of use by disabled people who may be employed

The Changing Places facility to be provided to best practice standards including the provision of a tracked hoist

New feature staircase to be fully compliant with Building Regulations part M and BS 8300 for access to the mezzanine level

First floor tea point and trader's room to be accessible for use by disabled people who may have a market stall

New shop fronts to units on the mezzanine level if glazed with glass doors need to have 'manifestations' for safety of users

The Platform lift dimensions and lift controls should comply with Part M of the building regulations. It is not clear whether it is intended that the platform lift shown is for the use of disabled people and those who cannot use the stairs, or whether it is to be available to anyone to use. There does not seem to be a 'goods' lift available for use by market traders to carry goods to the market stalls on the Mezzanine level. We query the adequacy of lift provision and whether it is sufficient for the numbers using the upper mezzanine floor and also whether a platform lift is sufficiently reliable. More than one lift needed. In the Centre for Accessibility publication 'Designing for Accessibility' it states that Platform lifts should be used where it is not possible to install a passenger lift. They generally are of a suitable size to convey one wheelchair user and one other person at a time. They are typically much slower to operate than passenger lifts and rely on continuous pressure controls, therefore they cannot be considered as providing a comparable service to passenger lifts. It would appear that a passenger lift would be a more appropriate solution if the lift is intended for wider use than disabled or infirm

users.

Non slip flooring finish to circulation areas should be provided to ensure safety especially when wet conditions exist.

The Ground floor queuing areas adjoining refreshment stalls should have a lower section of counter area for use by disabled or wheelchair users.

Town Hall

External

The existing ramp access within the market arcade, giving access to the lift lobby at the High Street West entrance does not fully comply with part M of the Building Regulations, providing a clear 1500mm level area outside the door into the lobby

Internal

It is not clear whether the new lift proposed to replace the existing passenger lift in the existing stairwell, will be of sufficient size to cater for a wheelchair user.

Door widths to office space should be of suitable widths for wheelchair users and the kitchen area designed for use by wheelchair users, should they be employed.

Municipal Buildings

External

A new dropped Kerb is needed to the East side of the pedestrian access to the front entrance.

The existing accessible parking spaces are poorly painted and thus it is difficult to identify them. Accessible parking bays need to be re-lined/painted

An 'Accessible parking' sign is needed close to the bays to help disabled drivers locate them.

As a general point, consideration should be given to the suitability of access and circulation spaces for mobility scooter users. These are becoming increasingly used by people with physical impairments who may be able to walk short distances but would prefer to be able to use their scooters indoors in public spaces. Clear guidance needs to be given on the extent of use within and around

	the Market Hall and arcade area, including the Mezzanine level.
<p>The Victorian Society</p>	<p>Objection –</p> <p>No objection to the principle to the refurbishment of the Town Hall and Arcade, or works to promote the use of the Market Hall. The use of the Market Hall for food and retail reflects its historic use and is appropriate to its form, and the reuse of the rooms above the arcade as flexible office space will sustain their existing spatial qualities. The Society also has no objection in principle to the insertion of a mezzanine into the existing space. Although such an intervention will change the qualities of the historic volume the quality of the spatial treatment is not such that a mezzanine will cause a great deal of harm, and we judge that if the details of the design are sensitive, the impact can be balanced against the clear public benefit of bringing this space back into use. Some details of the current proposals, however, are harmful and poorly justified, and the application contains insufficient information to meet the requirements of national policy.</p> <p><u>Significance</u></p> <p>The application does not contain an adequate description of the significance of the existing buildings or an adequate assessment of the harm that will be done by the proposals. The description of the existing interiors is cursory at best, with no focus on the aspects which will be directly affected by the proposed works, or an assessment of their contribution to significance. Without such a description of significance, the clear assessment of harm and benefits remains impossible.</p> <p>More fundamentally, without a demonstration that the significance of the building has been clearly understood, especially with respect to its architectural value, it is difficult to be confident that the proposed designs have been well considered, or represent the best viable options consistent with the building's conservation. Not only does the application hence fail to meet the requirements of the NPPF para 194, but it provides no reassurance that the proposals have in general been conservation led, or that they are part of a coherent and well-considered long-term project to bring the buildings back into use. Our strong recommendation, now and in future, is that your authority works to ensure such works are developed from a clear and expert understanding of the history and qualities of</p>

the building. We advise that you commission a statement of significance from a conservation professional which can be used to inform whatever future works might be necessary.

Glazed Screen to the Town Hall Arcade

One of the principal architectural features of the Town Hall is the arcade at street level which links Norfolk Square and the Market Town Hall to the south. This arcade is five bays to the street, and narrow to three bays flanked by shops further underneath in the building. It adds great depth to the elevation and is a characteristically liminal space – that is, it is a very important part of the building’s architectural character and historic design that the arcade space is both inside and out, sheltered, but also open to the street.

The current proposals are to enclose the main volume by inserting a glazed screen with powder-coated aluminium framing in the tripartite opening to the back of the five-bay arcade facing the street. It is suggested in the documents that this screen would not change the character of the building very much, as it is sufficiently set back from the street that it would not be very noticeable. We are entirely unconvinced by this argument.

Given the open nature of the street arcade to the screen will be very visible, from many angles. Modern float-glass, unless specially treated, is highly reflective, which means not only that the screen will draw attention from a surprising distance, but also that it will thoroughly visually cut off the shop-lined arcade to the rear from outside viewers. The proposed insertion of louvres above the doors will only add to this effect. It is a characteristic aspect of the spatial treatment that the high ceilings, with their repeated division by beams and semi-circular arches, visibly unify the space, drawing the eye from the front elevation of the building right to the rear wall.

The proposed louvres will entirely cut off any such view of the soffits, destroying at a stroke a highly characteristic aspect of the building’s spatial articulation. Finally, both the proposed materials and design of the screen and doors are highly unsympathetic to the idiom and historic material palette of stone and ironwork, and will cause harm to significance through the intrusion of prominent and jarring elements into a consistently classical and intact elevation.

The extensive harm that this part of the proposals will cause to the significance of this oldest part of the building has not been addressed, let alone clearly and convincingly justified (NPPF para 200). The existing arcade shops are all already enclosed, and are to be refurbished as part of these works, so heat loss is unlikely to be a relevant issue. It is suggested that the enclosure will allow further retail opportunities in the currently open area: there seems to us to be no plausible argument however, that it is necessary for any such opportunities that the area is enclosed. Given that the harm that would be caused by the proposed screen is proportionately severe, we doubt that any serious argument could be advanced to justify it; hence we strongly recommend that this element of the proposal is deleted.

Market Hall Mezzanine

We have no objections in principle to the erection of a mezzanine. Given that the unusual articulation of the volume of the hall, with its lower central span and higher aisles, it makes spatial sense to tuck the proposed units against each side wall and keep the edge of the mezzanine level back from the line of the principal columns, which will allow the space to be read clearly. The market hall has recently had its later suspended ceilings stripped out, and there are few significant decorative details; nonetheless, the design of the mezzanine – both the steelwork of the deck and railings, and the forms and finishes of the proposed units – will have an impact on the character of the hall. Few details have been provided, especially of the proposed railings and staircase. From the small-scale drawings that are available, the proposed design of the railings appears undistinguished, as well as quite dense. We recommend that this element of the proposals is considered further, and that a design for the railings is arrived at which reflects the quality of even the design of the ironwork that survives in the spandrels of the shallow arcade arches.

With respect to the historic ironwork, we note that the Glossop Heritage Trust suggests in its comments that the original cast iron Corinthian columns might survive within the later concrete. This is an intriguing possibility, and the facts should be clarified. If the original columns do survive, we strongly recommend that the option of uncovering them and restoring them to their original configuration be explored. We appreciate that there might be structural challenges involved, but consider that the heritage gains would be relatively high.

We have some further concerns about the proposed new stair. The proposed location for this stair seems appropriate and it doesn't complicate too far the open volume of the central space. It is, however, a very solid object, built out as is proposed from what appear to be concrete blocks enclosing a cleaner's store. This solidity will affect the open nature of the space, and cause some harm to significance, contradict as it does the otherwise relatively delicate articulation of the volumes using glazed screens and columns. Is this enclosure necessary?

A free-standing staircase would seem entirely structurally possible, and enough new enclosed space is probably being created elsewhere to accommodate a cleaner's store. Given the harm that the proposed stair will cause simply through the clumsiness of its design, we strongly recommend that its detail are re-considered, or that the absolute necessity for the extra enclosed space is explicitly justified.

Windows

We have concerns about the proposed replacement of all the Market Hall windows. The provenance or condition of the existing windows is not discussed in the application. From the little information available, they look plausibly historic, and they make a contribution to the architectural character of the exterior of the building. This contribution is partly due to the extent of the glazing, but also owes something to the depth of the framing and glazing bars, which adds a little relief to the surfaces.

The proposed windows will cause certain harm to the significance through the insertion of louvres across the entire bottom half of the rectangular part of the openings, eroding the articulation of the framing here and drastically reducing the glazed area. This will be a prominent change, especially from the outdoor market to the west. No details are provided, but we suspect the depth of the framing will be small. If so, this will flatten the elevations, causing further harm through the change in the texture of the surfaces and the degree of relief.

We understood that that the louvres will disguise the junction of the mezzanine with the windows from the outside, and facilitate the proposed mechanical ventilation of the new units. The harm that the proposed design will cause, however, has not been clearly addressed in the application, so it is impossible to judge if it outweighed by

	<p>the possible benefits, or if the current proposals represent the best compromise. We recommend that more details be provided before any decision is taken. If the existing windows are historic then it would be preferable to retain and adapt them; if they are beyond repair then it should be explained why the proposed designs represent the best viable option for their replacement.</p>
<p>Mel Morris Heritage Consultancy (On behalf of HPBC)</p>	<p><u>Updated Comments – 24th May 2022:</u></p> <p><u>Arcade interior</u></p> <p>Drawing GTH-00-E-003(A) now shows revisions at a scale of 1:50 showing the internal elevations of the arcade. One of the replacement doors is still unacceptable (PD-INT-A-00-003). There are also a few extra details on the doors. Door PD-INT-A-00-003 appears to have been relocated from the existing place, without explanation. There is no justification to move this.</p> <p>Door PD-INT-A-00-001 seems to be fixed to the face of the masonry without a rebate. If this is outward opening, it cannot be detailed in the same way as the others, but I cannot see why the joinery should not be set within a reveal, even if the frame has to be slightly different.</p> <p>Therefore, I think it is only reasonable that we condition all the replacement / new doors of the two elevations at scale of 1:10, with full-size sections and sections showing how they fit into each opening. The new doors to the arcade should be based on the raised and fielded panels of the existing doors, so that they match. I have sent through drawings with recommendations at a scale of 1:10.</p> <p>Drawing no. GTH-00-E-004(A) shows different panels. This is not acceptable. It also states reclaimed stone to make good jambs. This is not likely to be acceptable. A stone mason will be needed to tool back the existing masonry in-situ, to match. Any replacement stone will be need to be freshly quarried (i.e. green), and tooled by a banker mason to match. We will still, therefore, need a couple of conditions to control the detail.</p> <p>Although the section still appears to show light fittings on the columns, I think this must be an error.</p> <p><u>Lighting</u></p>

We have discussed a reduced and revised lighting scheme. However, some layouts are still showing festoon lighting at high level and the external elevations (Elevation A) still shows more light fittings than we agreed at our site meeting, with no explanation and these need to be a pale neutral grey, not dark grey. I have no further lighting details in the revised plans. These will, therefore, need a single catch-all condition to address both internal and external lighting.

Market Square

The layout of the new ramp and steps is now acceptable, but we will need a condition to control the details of railings, steps, handrail and stone plinth wall.

Town Hall Lift and Staircase 1

The alterations to the staircase to replace the passenger lift with a platform lift have a slight benefit overall, with restored render to the walls. The details of the existing staircase, tread-ends and any making good cannot be agreed until the existing passenger lift is removed.

The principle of inserting new handrails to the staircase is acceptable. Details of the handrail and the repairs of the steps, making good and the junction of the new platform lift, the new inserted and extended landings, and the balustrading to the stair core will need to be conditioned.

Market Hall Elevations

Elevations have been revised to allow for larger fanlights which adopt the same joinery pattern over the doors as the main windows. I am still going to request a condition to control the detail of the new windows and fanlights, which are only shown at a scale of 1:100.

Arcade - New Screen

The proposals now adopt a frameless structural glazed screen, set behind the columns, with a revision to show sliding doors, which is the best outcome and in terms of levels of harm I suggest this is now at the lower end of the spectrum. This will need a fully detailed drawing (I can't find anything other than 1:100 scale) to control the detail, but we do know that this is going to work, and that the louvres can be glass.

Mezzanine

The drawing (GTH-E-00-005) now shows fully-glazed elevation to the first floor retail units, which is a considerable improvement. I do not have a detail showing the mezzanine edge. In the absence of a drawing, this will need a condition.

WC Roofs

I have not had a response to my query about roof materials. I am unable to tell the current roof covering of the WC. The proposal is for a mineral finish to a Bauder bitumen roof throughout. This has potential slight harm.

Suggested Conditions

1. Following the removal of the passenger lift, full details of all works to Staircase 1, including sections through the tread ends, the source of stone for the repair of any stone, details of the handrails and any alterations to existing balusters or new balustrade, shall be provided for the written approval of the local planning authority. The development shall be carried out in strict accordance with the details hereby approved.

2. Prior to commencement, the masonry walls to the twin staircases to the Town Hall shall be finished in a three-coat render and shall be lined-out to imitate ashlar set-out with the same spacing and format as the original lined-out render; full details of the setting out and full details of the specification of the render and the painted finish shall be informed by mortar analysis and shall be submitted for the written approval of the local planning authority. The walls shall then be finished to that specification and maintained thereafter. The development shall be carried out in strict accordance with the details hereby approved.

3. Prior to commencement, full details of the specification of the render and final paint or surface finish for the Market Hall walls shall be informed by mortar analysis and shall be submitted for the written approval of the local planning authority. The walls shall then be finished to that specification and maintained thereafter.

4. The wall finish, including the setting out and the precise areas of render, of the proposed masonry elevations of the Market Hall, shall be provided elevation-by-elevation at a scale of 1:50 for the written approval of the local planning authority. The walls shall then be maintained in

that pattern thereafter.

5. Prior to commencement, full details of the proposed frameless glazed screen within the arcade shall be provided for the written approval of the local planning authority. These shall be provided at a scale of 1:20 and full-size sections through the frame/s, showing the method of fixing. The development shall be carried out in strict accordance with the details hereby approved.

6. Notwithstanding the submitted colour scheme for external doors and windows, the External and Internal Colour Schemes of all joinery and metalwork and decorative plasterwork shall be agreed in writing and shall be informed by research into the historic colour schemes and Architectural Paint Analysis.

7. Notwithstanding the submitted drawings, detailed elevations shall be provided for all new and replacement doors to the interior of the arcade, at a scale of 1:10, with full size sections of all mouldings, including architraves to door frames, and panels to doors.

8. All new doors and frames to the arcade shall be set within a masonry reveal of 120mm, which shall be tooled to match the existing, unless otherwise agreed in writing with the planning authority.

9. Full size sections through the boarding to the raked soffit of the Market Hall roof and the final decorative finish shall be provided for the written approval of the local planning authority.

10. Prior to commencement, drawings at a scale of 1:5 showing the section through the mezzanine, incorporating a cornice, shall be provided for the written approval of the local planning authority.

11. Full details of the replacement plaster ceiling to No 1 and No. 2 Courts, including the reinstatement of the 'Laylight', shall be provided for the written approval of the local planning authority.

12. Notwithstanding the details submitted with this application, all ceilings to the Town Hall upper floors shall be lath-and-plaster, and all replacement cornices shall be lime plaster run in-situ to the original mouldings, unless alternative details have been otherwise submitted to and agreed in writing by the Local Planning Authority . In the

event that alternative details are submitted and approved, the development shall be carried out in strict accordance with the details hereby approved.

13. Prior to commencement of any works to the ceilings of the Town Hall, drawings of all profiles to plaster cornices shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details hereby approved.

14. Full details of all internal and external lighting to the Town Hall, the Arcade, and the Market Hall, shall be provided for the written approval of the local planning authority.

15. Notwithstanding the submitted details, the paving flags shall be re-used on site within the Market Hall; the full extent of paving flags to be used, the location, surface area and pattern, shall be determined once the flags have been sorted. A drawing showing the full extent of re-laid paving flags and pattern shall be provided for the written approval of the local planning authority.

16. Notwithstanding the submitted details on the drawings, full details of the proposed replacement timber windows and fanlights to the Market Hall shall be provided for the written approval of the local planning authority; these shall include full-size sections through the glazing bars, the frame of the louvres, and the cill, and a section through the window opening to show the relationship of the windows to the inner and outer walls and stone cills.

17. Full details of the stone steps and paving flags to the external entrance shall be provided for the written approval of the local planning authority; this shall include dimensions in section at a scale of 1:10.

18. Notwithstanding the submitted drawings, the proposed steps shall be solid blocks of gritstone, finished rubbed with a pencil-round or bullnose leading edge.

19. Full details of railings, including method of fixing, shall be provided for the written approval of the local planning authority; this shall show all balustrading and handrail in section at full size.

20. Samples of all new stone shall be provided for the written approval of the local planning authority. A sample panel of the new ramped access to the Market Hall,

	<p>including a section through the coping, shall be provided for the written approval of the local planning authority.</p> <p>21. Trial panels (300mm x 300mm) shall be undertaken to determine the most appropriate method of cleaning masonry in a variety of circumstances and shall be photographed before, during and after cleaning. A method statement and specification shall then be provided for the written approval of the local planning authority, which shall include identifying the appropriate dwell times, flow rates, neutralising and rinsing method, as a result of the trials. The works shall then be undertaken in accordance with the method statement and specification.</p> <p>22. Prior to commencement, full details of the reinstatement of any historic plaques affixed to the walls of the Town Hall shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details hereby approved.</p>
<p>Glossop & District Heritage Trust</p>	<p>Glass screen in the Arcade</p> <p>The Trust recognises the need to keep the pigeons out and to make the Arcade a smarter and more welcoming space than it is at present, although we are less convinced that it either would or should become an extension of the Market Hall seating/eating area. However, if practicable bearing in mind the need for very frequent cleaning, we would favour the positioning of the screen as a free-standing structure behind the columns, which would be less visually intrusive and damaging to historic fabric.</p> <p>If this remains a contentious issue, and given that the screen will presumably not be installed until towards the end of the project, consideration should be given to removing it from these applications and making separate applications later. This is the feature of the scheme on which the general public is most likely to have a view, but it was not mentioned at all in the Council's press releases and so virtually none of them will be aware of it.</p> <p>Lined-out render in Town Hall and Market Hall</p> <p>We have to agree with the Victorian Society that "the description of existing interiors is cursory at best, with no focus on the aspects which will be directly affected by the</p>

proposed works.” As none of us have seen the interior of the Town Hall for over 10 years, and the higher levels of the Market Hall interior are but a distant memory for the oldest of us, we have been heavily dependent on what little information has been supplied by the applicants, and were not aware, until the report from Mel Morris Conservation, that there are surviving areas in both buildings of what may be original decorative surface finishes. We strongly support the recommendation in that report that these should be restored rather than replaced with plaster.

It now appears that the applicants are relying on the Conservation Statement produced by Donald Insall Associates in 2003. This was, at the time, a very useful document and many of its conclusions are still valid, but it was intended only to give general guidance to the Council which was then just beginning to consider the future of the buildings, and not to inform a specific scheme or planning applications stemming from it. It is also now 19 years old, and predates research done by members of the Trust which, though still incomplete, has thrown more light on the sequence of evolution of the buildings themselves and their interiors, which is more complex than was understood 19 years ago. In the process the Trust has accumulated a large archive including material from the Sheffield City Archives and over 80 images. Some of this information is available on the Trust website but we are not aware that it has been accessed in the course of this application.

Energy efficiency

The old Market Hall was notoriously cold, and in 1973 a false ceiling was inserted to remedy this, at the expense of losing all natural light. That ceiling has now been removed, and the intention is to use the space primarily as a “food hall”, which will require it to be heated to a level acceptable for seated customers. However, whatever assumptions were originally made about heating costs will now have to be at least doubled. Provision for heat retention, though, appears to be less than optimum; the opportunity has not been taken to add insulation to the roof, and the side doors have no inner vestibules to reduce draughts and heat loss. There seems, therefore, a high probability that before the project is finished, design changes will be needed to improve energy efficiency to make the running costs affordable.

Change of use

The applicants' response appears to confirm that the intention is for there to be a change of use of the first floor of the Town Hall from Class F.1 (public hall/law court) to Class E (g) (1) (commercial offices). The Morris report also notes that "alternative options for these first floor spaces have not been assessed or included in the justification so in my view we cannot state that this particular element provides the optimum viable use." Change of use should therefore be specifically applied for, with supporting evidence.

Interior fixtures

The applicants' response says that "original murals, wall mounted plaques etc are all being removed and stored ahead of the main regeneration works and as such are not considered as part of the original application". Whilst it is sound practice to remove, temporarily, any fixtures or fittings which are at risk during works, provided this can be done without harm to them or the underlying fabric, any, such as the roll of past Mayors, which were intended to be permanent and are of historic significance are part of the fabric of the building and included within the Listing, and therefore need to be accounted for in an application for Listed Building Consent. All such features should be itemised, with details of their condition and any repairs or restoration required, and if necessary a condition made requiring them to be returned in due course to their former locations.

Officer Comment

Points of Clarification

The report refers to two application reference numbers. The first (HPK/2021/0645) relates to the application for full planning permission whilst the second reference (HPK/2021/0646) relates to the associated Listed Building Consent application.

The material planning issues associated with both applications are considered within the report.

Response to Mel Morris Updated Consultation Comments

A preferred option for the Arcade Screen has now been agreed with the applicant. However full details will need to be secured by way of condition.

	<p>The applicant has attempted to seek approval for internal and external lighting details prior to determination in order to avoid appropriate conditions. However, based on this further response from the Council's Heritage Consultant, conditions will be required in order to secure an acceptable lighting scheme prior to installation.</p> <p>Similarly, the applicant has been working to address outstanding issues with regards to screens on the side (eastern) elevation, the design of the ridge and furrow roof associated with the Mezzanine Floor, as well as the Mezzanine Edge and Signage. Whilst progress has been made, it remains the case that further detailed plans will be required in order to secure an appropriate solution.</p> <p>The progress that has been made since the writing of the Committee Report confirms the view of Officers that the individual and cumulative 'less than substantial' harm as a result of individual aspects of development, are on balance outweighed by the significant socio-economic benefits associated with the scheme and the benefits associated with the long term viable use of the heritage asset.</p> <p>Mel Morris has highlighted that there are current inconsistencies with regards to plans and documentation and has recommended that a full drawing schedule is submitted alongside a full set of up to date drawings to ensure that the latest agreed plans are approved and noted on the Decision Notice.</p> <p>Condition 2 (Approved Plans) will ensure that a detailed list of plans is set out on the Decision Notice in line with the drawing schedule which is expected imminently alongside a full set of up-to-date plans.</p>
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7. OFFICER ASSESSMENT

- 7.1 The determination of a planning application is to 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 circumstances 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 Policies Adopted April 2016.

- 7.3 Other material considerations include the National Planning Policy Framework (NPPF), Supplementary Design Guidance, 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.

Principle of Development

- 7.4 The application seeks the refurbishment (i.e. internal and external alterations) to a Grade II Listed Building to create a mixed use venue comprising retail, food and drink, office and hospitality space, which has a Primary Shopping Frontage to the north, on a site that lies within the heart of Glossop Town Centre and within the Norfolk Square Conservation Area.
- 7.5 The proposed works to Glossop Market Hall is specifically identified under Local Plan (LP) Policy S5 and fully supports the aims and objectives of LP Policies S4, E1 and CF1, which together actively encourages new business opportunities within the built-up area boundary of the Market Towns and providing new safe attractive and accessible town centres through a wider variety of uses.
- 7.6 Chapter 6 of the NPPF contains relevant national policies aimed at building a strong competitive economy, whilst policies under Chapter 7 are aimed at ensuring the vitality of town centres. The nature of the proposed development actively aligns with these national policies.
- 7.7 Whilst the general principle of development is actively encouraged, the site is a Grade II Listed Building that lies within a prominent location in the Norfolk Square Conservation Area, with an active Primary Shopping Frontage to the north.
- 7.8 As such, the application must demonstrate compliance with LP Policy CF2, which refers to Primary Shopping Frontages, LP Policy EQ7, which refers to the built and historic environment, and relevant restrictive policies contained under Chapter 16 of the NPPF relating to the historic environment, underpinned by Sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.9 The principle of development can thus only be supported if it can be concluded that the above policy and legislative context has been complied with, notwithstanding all other material considerations.

Design and Conservation

- 7.10 Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.
- 7.11 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area
- 7.12 LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.
- 7.13 LP 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 in accordance with sub area strategies S5, S6 and S7.
- 7.14 Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.
- 7.15 Paragraphs 199-202 of the NPPF sets out how a Local Planning Authority should assess the significance of a heritage asset, and the potential impact of a development proposal upon such an asset.
- 7.16 The Market Hall Grade II Listed Building subject of this application have a high degree of significance and as such any proposed external and internal works should be handled with a high degree of sensitivity.
- 7.17 Both applications were considered by Members at the Development Control Committee Meeting on May 9th 2022. Paragraph 7.17 of the Committee Report for these applications at this previous meeting set out a number of initial queries, issues and concerns raised by Mel Morris, Heritage Consultant acting for the Local Planning Authority.

- 7.18 Members took the view that the applications should be deferred until such time as these concerns have been satisfactorily addressed.
- 7.19 In the majority of cases, conditions can be utilised to ensure that where further details are required, or where details need to be amended or updated to address outstanding issues, this will not prevent the progress of the application to a positive conclusion, given the significant public benefits arising from the scheme.
- 7.20 Since the previous Development Control Committee meeting, the planning agent has worked closely with Mel Morris and Officers to submit revised plans and technical information to address concerns relating to the following:
- Arcade Interior
 - Lighting
 - Market Square
 - Town Hall Lift 1 and Staircase
 - Market Hall Elevations
 - Glazed screen within the arcade
 - Mezzanine
 - WC Roofs

- 7.21 The latest comments from Mel Morris, which have been made having regard to all plans and documentation set out listed under paragraph 3.4 are summarised as follows:

Arcade Interior

Outstanding issues remain but these can be suitably addressed by conditions that requires updated details to be submitted and approved

Lighting

Revised lighting scheme has been discussed, but there are still disparities between the siting, number and colour agreed at an on site meeting. A 'catch all' condition can be applied to ensure that a satisfactory strategy is agreed prior to its installation

Market Square

The layout of the new ramp and steps is now acceptable, but a condition to control the details of railings, steps, handrail and stone plinth wall will be required

Town Hall Lift 1 and Staircase

The revisions to the staircase to replace the passenger lift with a platform lift have a slight benefit overall. Full details of the existing

staircase cannot be agreed until the existing passenger lift has been removed. The principle of inserting the handrail to the staircase is acceptable.

A condition is required to secure details of the handrail, repair of the steps, making good and the junction of the new platform lift, new inserted and extended landings, and balustrading to the stair core.

Market Hall Elevations

Elevations have been revised to allow for larger fanlights which show the same joinery pattern over the doors and main windows. Conditions required to control the details of the new windows and fanlights

Arcade – New Screen

The revisions now show a frameless structural glazed screen, set behind the columns, showing sliding doors, which we now know will work. This is the best outcome and whilst this is still harmful the harm has been reduced to the lower end of the spectrum. Condition required to secure the details.

Mezzanine

The drawing now shows fully-glazed elevation to the first floor retail units, which is a considerable improvement. A condition will be required which secures details regarding the edge of the mezzanine.

WC Roofs

The agent has clarified the justification for roof materials which is a mixture of mineral felt and patches of repairs using a liquid plastic. It is stated that the refurbishment of this roof using a mineral felt was part of an earlier roof replacement works scope in 2020 covered under a separate listed building consent approval.

It has been clarified that these works were not undertaken at the time as it was unclear if the current project would have rendered these works abortive. Now this is not the case and the intention is to revert to the original scope which has already been approved.

Mel Morris has confirmed in writing that she accepts this explanation and justification.

- 7.22 Whilst it is acknowledged that further details will need to be secured by way of suitable conditions, Officers are satisfied that an acceptable degree of progress has been made in relation to previously identified conservation and design issues, to allow the application to be presented to Members with a positive recommendation.

- 7.23 Whilst it is acknowledged that a small number of details associated with the proposed renovation of the Market Hall may result in a small degree of harm to the historic fabric of the Listed Building, the (less than substantial) harm for the purposes of Chapter 16 of the NPPF, needs to be weighed against any public benefits.
- 7.24 The proposed works to the Glossop Market Hall building and external market would result in a number of significant public benefits as identified within the Heritage Statement accompanying the applications and summarised below:
- The scheme would make a significant contribution to the medium-long term social and economic conditions for Glossop Town Centre, fully supporting the aims and objectives of LP Policies S4, S5 E1 and CF1, and Chapters 7 and 8 of the NPPF
 - The re-modelled Market Hall will act as a business and community hub of an appropriate scale for a Market Town and provide 76no. full time and 52no. part time employment opportunities
 - Subject to appropriate details, the proposed scheme will preserve and contribute positively to the significance of the Listed Building in accordance with LP Policy EQ7 and relevant paragraphs under Chapter 16 of the NPPF
- 7.25 Overall, subject to the required amendments and details being submitted, either prior to the determination of the application or via condition, it is considered that the limited degree of harm to the significance of the heritage asset would be outweighed by the public benefits detailed above and thus complies with all local development plan policies and restrictive policies relating to heritage conservation set out under Chapter 16 of the NPPF.

Public and Residential Amenity

- 7.26 LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.
- 7.27 LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

- 7.28 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.29 Paragraph 185 of the NPPF states that decisions should ensure that development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions, by ensuring that appropriate mitigation is in place to combat matters including noise and light pollution amongst other things.
- 7.30 The Market Hall is situated within the heart of Glossop Town Centre. The proposals involve internal and external works to facilitate various retail, food and meeting hub units that would operate in conjunction with normal office and retail hours.
- 7.31 Due to its context, and subject to appropriate conditions limiting the hours of operation, it is considered that the proposed works would not give rise to any adverse harm to public or residential amenity, in accordance with LP Policies EQ6 and EQ10, and paragraphs 130 and 185 of the NPPF.

Parking Provision and Highway Safety

- 7.32 LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.33 Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.34 The site lies in a highly sustainable location within the heart of Glossop Town Centre which is extremely well served by public transport links and public car parks which are within easy walking distance.
- 7.35 When considering that the majority of visitors are likely to already be in the area and arrive on foot, the highly sustainable location of the site, and comments received from DCC Highways Authority, it is considered that in this case, there is no requirement for the application to demonstrate any further off-street parking provision, and that subject to appropriate conditions, there would not be any harm to highway safety arising from the proposed development, in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Planning Balance and Conclusions

- 7.36 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.
- 7.37 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.
- 7.38 The applications seeks full planning and Listed Building consent for various alterations to the Grade II Listed Glossop Market Hall, in order to facilitate new retail units, and other ancillary uses that would see the building utilised as a community hub.
- 7.39 The nature of the scheme strongly supports local and national planning policies relating to retail and economic growth and is fully supported in principle.
- 7.40 Previous outstanding matters relating to the design of the ridge and furrow roof in and around the windows, the works to the staircase, and the Mezzanine Floor and its impact on the historic fabric of the building have now been resolved subject to appropriate conditions being imposed.
- 7.41 Where a low degree of residual harm has been identified by the Council's independent heritage consultant Mel Morris, it is considered that, when taking into account the significant public benefits associated with the proposed scheme, and notwithstanding the fact that further or amended details will in the majority of cases be secured by condition prior to commencement, that on balance, the applications for both planning permission and listed building consent constitute a sustainable form of development and is recommended for approval.

8. RECOMMENDATIONS

- A. Approve Planning Permission and Listed Building Consent subject to following conditions**

1. Time Limit
2. Approved Plans
- 3-25 Conservation and Design Conditions

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/informative/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 Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site plan

