
15. LISTED BUILDING APPLICATION - NEW SIGNAGE AND REPLACEMENT WINDOWS, BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL (NP/DDD/0516/0411 P.6021 421862/368571 31/7/2016/CF)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Site and Surroundings

The current application concerns Bakewell Tourist Information Centre, which is operated by the National Park Authority from the Grade II listed Old Market Hall on Bridge Street in the centre of Bakewell. The Tourist Information Centre also lies within Bakewell's Central Shopping Area and the designated Conservation Area.

Proposal

The application seeks listed building consent for new signage for the premises including a wooden painted hanging sign on a bracket and a wooden painted sign attached to the front of the building, which overlooks the large car park that is also used to accommodate market stalls on Mondays and other market days. The application has been revised since its submission and the amended plans now show both signs would be smaller than proposed originally and the colour scheme for the signage has been changed in accordance with the Authority's Conservation Officer's advice. This application also seeks listed building consent for replacement windows in the main entrance to the Tourist Information Centre that faces towards Rutland Square.

A parallel application for Advertisement Consent has been submitted for the new signage and a further application has been submitted for planning permission for the replacement windows.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Three year time limit for commencement**
- 2. Adopt amended plans**
- 3. Specify external finishes**
- 4. All new fixtures and fittings to be inserted into existing mortar joints and not into the existing stonework.**

Key Issues

- Whether the proposed works would harm the character of the Grade II listed building or the appearance of its setting, which includes the designated Bakewell Conservation Area.

History

There is no record of any applications for consent for signage or any other works to the Tourist Information Centre since 1985 when listed building consent was granted for alterations to the building and advertisement consent was granted for the existing hanging sign.

Consultation

Highway Authority – No objections.

District Council – No response to date.

National Park Authority (Built Environment) – No objections to amended plans subject to conditions.

Town Council – Recommend approval

Representations

One letter about this application has been received by the Authority, which offers comments on the original proposals that have been addressed by the submission of amended plans.

Main Policies

The current application seeks Listed Building Consent for works carried out at the premises rather than for development. The premises also lie within the designated Bakewell Conservation Area. Therefore, the most relevant policies in the Authority's Development Plan are policy L3 of the Core Strategy and saved Local Plan policies LC5 and LC6.

L3 seeks to safeguard cultural heritage assets of historic significance, and states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.

Saved Local Plan Policy LC5 sets out criteria to assess applications for development or works which are within designated Conservation Areas, and states that consideration should be given to (i) the form and layout of the area and views into and out of the site; (ii) the scale, height, form and massing of the proposal and existing buildings to which it relates; (iii) locally distinctive design details including traditional frontage patterns, and (iv) the nature and quality of proposed building materials.

LC6 relates to listed buildings and says applications should demonstrate why the proposed works are desirable or necessary. LC6 also says works which adversely affect the character, scale, proportion, design, detailing of, or materials used, or which would result in loss or irreversible change to original features will not be permitted.

The Bakewell Conservation Area Appraisal offers further guidance on Bakewell's designated Conservation Area and the Authority has also recently adopted detailed design guidance on shop fronts.

The Authority's adopted policies and design guidance are consistent with the National Planning Policy Framework ('the Framework'), which states that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle whilst Paragraph 132 of the Framework states that great weight should be given to the conservation of a designated heritage asset and that the more important the asset, the greater the weight should be.

It is also considered that these policies are consistent with the statutory duties placed on the Authority by the Planning (Listed Buildings and Conservation Areas) Act 1990 to 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 (s.16(2)) and to pay special attention to the desirability of preserving or enhancing the character or appearance of the surrounding Conservation Area (s.72(1)).

Wider Policy Context

Relevant Core Strategy policies: GSP1, GSP2 & GSP3

Relevant Local Plan policies: LC4

Paragraph 115 of the Framework states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage, which is consistent with the aims and objectives of policies GSP1 and GSP2 the Core Strategy. Similarly, GSP3 of the Core Strategy and LC4 of the Local Plan are consistent with core planning principles in the Framework that require all development in the National Park to be of a high standard of design that is sensitive to the locally distinctive character of its landscape setting.

Assessment

The amended plans show new signage in line with the Authority's new colours and branding that would generally meet the requirements of the Authority's adopted detailed design guidance, and reflect the valued characteristics of the Conservation Area, as identified in the recent Conservation Area Appraisal. This is because of the use of good quality materials, the bespoke colour scheme, and the well-considered detailing of the proposed signage. The signage on the front of the Old Market Hall would cover an area of new stonework that has not been particularly well executed and the signage will not have any significant impact on the fabric of the building provided any new fixings go into mortar joints between the stonework rather than into the stonework itself.

The new windows would replace the pair of windows either side of the entrance door and these windows would have vertical glazing bars subdividing the main part of the windows into two panes of glass rather than into three panes as present. The main windows would have a horizontal panel of glass at high level to reflect the 'fan light' above the entrance door in terms of their depth and visual appearance. The panels of glass above the main doors and the two new windows would have vinyl signs attached to their inner surface to advertise the various services offered at the Tourist Information Centre.

The proposed works would reflect and respect the historic character of the Old Market Hall and the external finishes proposed for the entrance door and windows (stone grey) would match the colour scheme for the signage and provide the premises with a coherent and legible external appearance. In these respects, the works taken as a whole are desirable and necessary insofar as there is a need to improve the presence of the premises within the town centre not least to increase footfall and help visitors to the National Park to find the Tourist Information Centre.

Conclusions

It is considered that the works to the building shown on the amended plans comply with the Authority's design and conservation policies, its adopted guidance on shop fronts and guidance within the Conservation Area Appraisal and that the signage and the new windows would not harm the significance of the Grade II listed building or its setting.

Consequently, the current application is recommended for approval subject to conditions requiring compliance with the amended plans, specifying external finishes and a time limit for commencement in the interests of the proper planning of the local area. It is also considered that a condition specifying that all new fixings should go into the mortar joints rather than the existing stonework is reasonable and necessary in the interests of safeguarding the historic fabric of the Old Market Hall.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil