

13. LISTED BUILDING CONSENT APPLICATION – REMOVAL OF EXISTING CHIPBOARD TWIN EXTERNAL DOORS TO SOUTH EAST ELEVATION AND THE PROVISION OF REPLACEMENT DOORS IN OAK. THE REMOVAL OF EXISTING CONCRETE SILL TO THE DOORS WITH A NEW STONE CILL AT BAKEWELL TOURIST INFORMATION CENTRE, OLD MARKET HALL, BRIDGE STREET, BAKEWELL (NP/DDD/0117/0019), P6021, 06/01/2017, 421862/368571/TS)

APPLICANT: Peak District National Park Authority

Site and Surroundings

The site is a Grade II Listed Building that was formerly a market hall but is now in use as a tourist information centre. The Tourist Information Centre is operated by the National Park Authority. The site lies within Bakewell town centre, within the designated Conservation Area, and the market site and car park lie immediately to the south east. The listing description notes that the building has 16th century origins with 18th century alterations and extensions. The building is constructed from deeply-coursed sandstone and has a stone slate roof. At present the building has a set of chip board external doors to the south elevation that have become damaged and require replacement.

Proposal

The application seeks Listed Building Consent for removal of the existing chipboard twin external doors to the south east elevation and the provision of replacement doors in oak. The application also proposes the replacement of an existing concrete sill below the doors with a new stone cill that would be sandstone.

The existing doors are not historic features and do not have hinges or door furniture. As such, they are non-opening and act as a façade. The proposal would result in the reinstatement of openable doors. The proposed replacement doors would be fitted with antique black door knobs and would have a standard mortice sashlock with black oval lock covers. Each of the doors would have three black wrought iron hinges. The doors would be treated with an opaque wood stain.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation time limit.**
- 2. Development to be carried out in accordance with the submitted plans and details.**

Key Issues

1. 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

Pre-application advice from the Authority's Conservation Officer was sought in December 2016. Advice was provided regarding the width of the boards on the new doors and types of door furniture. The advice that was provided has been reflected in the submitted application details.

Consultations

Highway Authority – No comments

Bakewell Town Council – Recommend approval on design and appearance grounds.

PDNPA Conservation Officer – No objections. Notes that the impact would be insignificant.

Representations

During the consultation period, the Authority has not received any letters of representation.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3 and L3

Relevant Local Plan policies: LC4, LC5, LC6

The 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 LC4 requires that the detailed design of a development is to a high standard.

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.

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)).

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

Impact on the Listed Building and the Conservation Area

The proposal would result in the removal of non-historic and damaged chip board doors with new hardwood oak doors. It is considered that the proposed replacement doors would be significantly more in keeping with the historic character of the host listed building than the existing doors. The proposed door furniture is also considered to be appropriate in terms of design, materials and colour finishes. The scheme would also see the reinstatement of useable opening doors as the existing doors are non-opening. This would therefore represent a further conservation benefit.

There is an existing concrete sill below the doors. This is also a modern intervention that is not particularly sympathetic to the historic character of the host building. The existing sill is also damaged and requires replacement. The proposal involved replacing this with a stone sill that would be a close match to the sandstone door surround. It is considered that the replacement of the concrete sill with a stone sill would be an enhancement.

The proposed works would reflect and respect the historic character of the Old Market Hall and would preserve the historic character of the wider Conservation Area. The development would be in accordance with Core Strategy policy L3 and Local Plan policies LC4, LC5 and LC6 and the guidance contained within the relevant sections of The Framework.

Conclusion

It is considered that the proposal is in accordance with the Development Plan, because the proposed development would enhance the architectural and historic significance of the listed building and its setting and would preserve the character of the Bakewell Conservation Area. There are no further material considerations which indicate that a contrary decision should be made, therefore the proposal is recommended for conditional approval.

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