

8. FULL APPLICATION – CHANGE OF USE OF ALDERN HOUSE FROM LOCAL AUTHORITY OFFICES TO A MIXED USE OF LOCAL AUTHORITY OFFICES AND COMMERCIAL OFFICES IN A B1(A) USE, PEAK DISTRICT NATIONAL PARK AUTHORITY, ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0315/0214, P.2760, 421961 / 369440, 30/03/2015/AM)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Site and Surroundings

The application site is located on the northern edge of the town, within the Bakewell development boundary but outside of the designated Bakewell Conservation Area. The application site is a single planning unit, occupied by the Peak District National Park Authority as local authority offices. The application site includes the main building Aldern House, which is a Grade II Listed Building, the original building was designed and occupied as a house dating from c1820.

Aldern House contains the public reception for the building, the board room, smaller public meeting rooms and toilets along with offices occupied by staff. Outside the main building there is a detached single storey office building (the bungalow) and outbuildings used for ancillary purposes. To the rear (west) of the main building is a large car park set on three terraces as the land rises. There are two vehicle access points and one separate pedestrian access onto the site from Baslow Road.

There are number of neighbouring residential properties adjacent to the red-edged application site boundary. These include Meadow Bank and The Mullions to the west of the car park, Burre Cottage to the south of the main access and a number of properties on the eastern side of Baslow Road opposite the site.

Proposal

This application seeks planning permission for a change of use of the application site from use as local authority offices to a mixed use of local authority offices and commercial offices in a B1(a) use. The proposed change of use would affect the main building, the bungalow and three outbuildings which are used for storage.

The plans show that the proposed mixed use of local authority offices and commercial offices would take place within the areas, which were currently occupied predominantly as local authority staff offices. The plans specifically show that the existing board room, reception, public meeting rooms and toilets would be retained for use by the public in relation to the function of the local authority but also made available for use by the occupants of the proposed commercial offices.

No physical alterations are proposed to Aldern House, or to the adjacent bungalow and outbuildings, and no alterations to the existing parking or access arrangements are proposed.

RECOMMENDATION:

That, subject to no representations which raise material planning objections being received before the end of the consultation period, that the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit.**
- 2. Development to be carried out in accordance with specified approved plans.**

Key Issues

- Whether the proposed development is acceptable in principle.
- The impact of the proposed development upon the character, appearance and amenity of the site, its setting and that of neighbouring properties.

Relevant Planning History

None Relevant.

Consultations

The public consultation period for this application finishes on the day of the meeting (Friday 17 April). Therefore this recommendation is made subject to there being no adverse consultation responses or representations being received by the end of this consultation period. Any responses received before the meeting will be verbally updated by Officers. If any responses are received after the meeting then a decision will be taken in consultation with the Chair and Vice Chair of the Planning Committee.

Highway Authority – No objections.

District Council – No response to date.

Town Council – No objection provided the effect of the change of use does not generate overflow car parking that cannot be accommodated within the site.

Representations

No representations have been received to date.

Main Policies

National Planning Policy Framework

Paragraph 28 of the National Planning Policy Framework (the Framework) says that local planning authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas and also promote the retention and development of local services and community facilities in villages.

Paragraph 115 says that great weight should be given to conserving landscape, wildlife and cultural heritage in National Parks, whilst paragraph 132 says that great weight should be given to the conservation of any affected designated heritage assets.

Development Plan

Relevant Core Strategy policies: GSP1, GSP3, DS1, L3, HC4 and E1

Relevant Local Plan policies: LC4, LC6, LT10, LT18, LB1

The most directly relevant policies in this case are Core Strategy policies HC4 and E1.

HC4 (A) seeks to encourage the provision or improvement of community facilities and services within Bakewell, preferably through the change of use of an existing traditional building and encourages shared or mixed use with other uses. HC4 (C) says that proposals to change the use of buildings or sites which provide community services and facilities to non-community uses must

demonstrate that the service or facility is either no longer needed, available elsewhere in the settlement or can no longer be viable. HC4 (C) goes on to say that wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing.

E1 (A) says that business development will be permitted within or on the edge of Bakewell. Proposals must be of a scale that is consistent with the needs of the local population and wherever possible must re-use existing traditional buildings of historic or vernacular merit or previously developed sites.

Core Strategy policy L3 and saved Local Plan policy LC6 are also relevant because Aldern House is a Grade II Listed Building. Taken together, these policies say that all development must conserve and enhance the significance of the listed building and other than in exceptional circumstances, development which would have a harmful impact will not be permitted. Saved Local Plan policies LT10 and LT18 say that adequate parking and access arrangements are a pre-requisite of any development.

In this case relevant policies in the Development Plan are considered to be up-to-date and in accordance with the more recently published National Planning Policy Framework because both documents seek to promote sustainable development which conserves the National Park and safeguards existing community facilities and services.

Assessment

The application proposes to retain the existing board room, reception, public meeting rooms and toilets for public use associated with the National Park Authority's work. It is proposed that existing office space which is under-occupied by the Authority's staff would be made available to be occupied by outside organisations, businesses or individuals as commercial offices in a B1 (a) use.

The submitted plans show the whole of the area currently used as staff offices as part of the proposed change of use. The applicant has stated that this is to allow flexibility in the future to respond to specific space requirements of prospective occupants of commercial offices and the requirements of the Authority to provide space for staff to work on site. Overall the site would remain as a single planning unit in a mixed use.

The proposed development would therefore not result in the loss of the existing community service and facilities at the site. The proposed development would enable the Authority to share the facilities at Aldern House with other occupants and potentially raise an additional source of income to support the retention of the services and facilities provided by the Authority. Aldern House is located in a sustainable location within Bakewell where small-scale business development is appropriate. It is therefore considered that the principle of the proposed development is in accordance with Core Strategy policies HC4 and E1.

In terms of the potential impact of the proposed development, Aldern House is served by a safe access and has ample off-street parking facilities to serve the proposed development. The Highway Authority considers that the proposed development would not have any adverse impact upon either highway safety or the amenity of road users in accordance with saved Local Plan policies LT10 and LT18. The proposed development would not give rise to any additional impacts to neighbouring properties compared to the existing use therefore the amenity, security and privacy of neighbouring properties would be conserved.

No building operations or works to the listed building are proposed to facilitate the proposed development. It is also considered that the proposed change of use would not have any material impact upon the setting of the listed building compared to the existing use. Therefore it is considered that the proposed development would not have any adverse impact upon the

architectural or historic significance of Aldern House or its setting in accordance with Core Strategy policy L3 and saved Local Plan policy LC6.

Conclusion

It is considered that the principle of the proposed development is in accordance with Core Strategy policies HC4 and E2 and that the proposal would conserve the significance of Aldern House which is a Grade II listed building. The proposal would not have any adverse impact upon highway safety or the amenity of neighbouring properties.

Therefore it is considered that the proposed development is in accordance with relevant policies in the Development Plan and the National Planning Policy Framework. In the absence of any further material considerations; the current application is recommended for approval subject to a condition to require the proposed change of use to be carried out in accordance with the submitted plans.

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