

**12. LISTED BUILDING APPLICATION – REFURBISHMENT OF BAKEWELL VISITOR CENTRE AT OLD MARKET HALL, BRIDGE STREET, BAKEWELL – NP/DDD/0120/0027 - LB**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY, MS J WHITEHEAD**

**Summary**

1. Application to undertake refurbishment works to enhance the existing retail space.

**Site and Surroundings**

2. Market Hall, Bridge Street is a grade II listed building located in the centre of Bakewell, and its Conservation Area and within the setting of a number of listed buildings, the historic core of the settlement. The building is leased by the Peak District National Park Authority and is run as the Bakewell Visitor Centre. Constructed from deeply coursed sandstone under a stone slate roof the two storey building has leaded lights and a series of gabled dormers. Internally the space is divided into three areas, Retail space, staff welfare and store area. Located on the one way system in the centre of town a car park is located to the rear with loading bay adjacent to the main visitor entrance. The Wheatsheaf Pub is located on the opposite side of the highway.

**Proposal**

3. This application seeks listed building consent to: (1) remove a late 20<sup>th</sup> century partition; and replace ceiling and wall finishes in the south east porch; (2) upgrading electricals and the fire and intruder system; and (3) replace the exterior main entrance door.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

1. **Statutory time limit**
2. **In accordance with submitted plans and elevations**

**Key Issue**

4. Design, scale, impact upon the heritage asset.

**History**

5. PDNPA provided pre-application advice on the proposals in December 2019. Proposals welcomed as would enhance areas of the building.

**Consultations**

6. PDNPA Archaeology: No concerns or comments
7. PDNPA Built Environment Officers: The works will be an enhancement to the significance of the listed building and will be an improvement on the existing both functionally and aesthetically.
8. Derbyshire Dales District Council: No response to date

9. Bakewell Town Council: No objection, recommended approval on design and appearance grounds.

### **Representations**

10. The Authority has not received any letters of representation for this application.

### **National Planning Policy Framework (NPPF)**

11. Relevant Core Strategy policies: GSP1, GSP3, DS1, L3
12. Relevant Development Management Plan policies: DMC3, DMC5, DMC7, DMC8
13. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
14. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
15. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

### **Main Development Plan Policies**

#### **Core Strategy**

16. GSP1 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
17. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
18. DS1 - *Development Strategy*. Supports extension / alterations in principle subject to satisfactory scale and design.

19. L3 – *Development Strategy for Cultural Heritage Assets*. States that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.

#### Development Management Policies

20. DMC3 sets out that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
21. DMC5 assess the impact of development on designated and non designated heritage assets and their settings.
22. DMC7 states that development to a listed building should not adversely affect the character and be of an appropriate scale, proportion, design so not to harm the listed building or result in the loss or irreversible change to original features or other features of importance or interest.
23. DMC8 sets out that development within a Conservation Area should assess and clearly demonstrate how the character and appearance and significance of the Conservation Area will be preserved.

#### Assessment

24. Submitted plans indicate that in the south east porch, (known as the store room) a partition is to be removed which dates between 1984 and 1999. Removal of this partition and reinstatement of the original floor plan to the porch will enhance the significance of the listed building.
25. The modern plasterboard ceiling within the south east porch is also to be replaced with a wood fibreboard ceiling and lime plaster finish. These works will be an improvement on the existing both functionally and aesthetically and again will enhance the significance of the listed building.
26. The impermeable wall finishes in this room are to be replaced with lime plaster. The amended heritage statement includes details of the proposed lime plaster mix and application which raise no objection and are suitable for the date of the building. A breathable paint finish is also proposed which is acceptable.
27. The upgrading of electricals, including the alarm system and lighting will be sympathetically boxed in where required and any existing ground cable runs will be utilised. The proposed LED lights will improve the buildings energy efficiency and will not affect the significance of the historic structure. It is confirmed there are no new proposals for external lighting.
28. The main external doors within the south west elevation are to be replaced like for like with some minor amendments which will have a neutral impact on the listed building.
29. The refurbishment of the building also includes repairs. The refitting of modern floor tiles within the south-east porch alongside some localised repairs. The alterations, together with the repairs will enhance the significance of the listed building. Therefore this application accords with local and national planning policy and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Conclusion**

30. It is concluded that the proposed works are welcomed, resulting in enhancement to the building which would conserve and not detract from the significance of the heritage asset. The works would be sympathetic and would not have an adverse affect on the Old Market Hall or the surrounding Conservation Area. The works are in accordance with the relevant core strategy policies, GSP1, GSP3, DS1, L3 and the relevant Development Management policies DMC3, DMC5, DMC7 and DMC8 and the guidance contained within section 16 of the NPPF.

### **Human Rights**

31. Any human rights issues have been considered and addressed in the preparation of this report.
32. List of Background Papers (not previously published)
33. Nil

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