

7. FULL APPLICATION – PROPOSED ALTERATIONS AND NEW AWNING AT CAFÉ 19 AT SPAR, CALVER SOUGH, CALVER (NP/DDD/1022/1295, WE)

APPLICANT: MR EDWARD WHITE

Summary

1. This application seeks consent for an awning and frame at Café 19 at White's Calver. It would be situated on the small flat-roofed section between the Spar and the canopy formerly associated with the former garage.
2. The awning would extend from the fascia board of the building. It would extend 3.5m from the building, and would be 7m in width. The frame would feature 3 posts and rafters to support the awning. The awning would be fabric and retractable, but the posts and rafters would be permanently in situ.
3. The scheme would contrast the current built-form of the site, and appear visually weak when compared against the permanent timber and stone buildings. It would erode the legibility between the Spar building and the canopy of the café building.
4. This application was consulted on for a second time on 15th March 2023 after amended plans were received. These plans proposed the permanent framed awning. It was considered that the amended plans were materially different to the freestanding awning originally proposed. As such, a second round of consultation was deemed necessary.

Site and Surroundings

5. The premises of Whites of Calver occupy a corner plot at Calver Crossroads, and comprises Calver Spar store with integrated Post Office and the adjoining Café 19.
6. The site features an area of outside seating to the west and north-west of the café building, with a carpark to the east. The whole site is bound by a small drystone wall.
7. Whites of Calver also includes a BP petrol station on the opposite side of the A623. The area is largely commercial in nature, featuring the petrol station, Eyre Arms, and outlet store nearby.
8. The development site is outside the Calver conservation area and its setting; however, it is situated on an important crossroad which forms the eastern approach into the historic section of the village.

Proposal

9. This application seeks consent for the installation of an awning off the northern elevation of the Café 19 building. It would measure 3.5m by 7m, and be affixed to the fascia of the structure.
10. The fabric awning would be retractable on a frame comprised of 3 posts and rafters. The frame would be permanently in situ.
11. In addition to the awning and frame, the application also proposes the creation of a small raised patio to match the existing terrace.

RECOMMENDATION:

That the application be REFUSED for the following reason:

- 1. The proposed awning and frame would erode the character and appearance of the Whites of Calver site. The proposed scale of the frame and awning is considered large in its context, and the increased massing would erode the legibility between the Spar building and the Café. It is therefore considered contrary to policies DMC3 and the National Planning Policy Framework.**

Key Issues

- Impact on character and appearance of the site;
- Other matters

History

12. 29th January 2001 - Refurbishment, alteration and extension of existing premises – Granted conditionally
13. 5th February 2014 - S73, Refurbishment, alteration and extension of existing premises. Introduction of double doors to south west elevation, refrigeration units and timber fence enclosure to south west elevation. Amendment on DDD1200510 – Granted conditionally
14. 21st December 2016 - Section 73 application for the variation of condition 1 - revision of drawing number on NP/DDD/0213/0168 – Granted conditionally

Consultations

15. Calver Parish Council – No objection
16. Derbyshire County Council Highways Authority – No highway objection (28-10-2022)
17. Derbyshire County Council Highways Authority – No highway objection (21-03-2023)

Representations

18. During the second round of consultation, the application received 7 representations, all supporting the proposed development.
19. The representations stated that the proposed development would enhance a local facility and contribute towards local employment and tourism. They stated that the proposal would be an enhancement for customers, tourists, the local community and existing business. It is a growing business that needs more undercover seating.
20. The development is in keeping with the host building and the retracting roof would have a minimal impact and maintain the open feel.

National Planning Policy Framework (NPPF)

21. 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.

22. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) 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 174 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.
23. 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

24. GSP1, GSP2 - *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 conversion and enhancement of the National Park's landscape and its natural and heritage assets.
25. 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.
26. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
27. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
28. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
29. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
30. Policy HC5 states that premises for the sale and consumption of food and drink will be permitted provided there is no harm to the living conditions or to the role or character of the area.
31. Policy E2 outlines that appropriate improvements to make existing business sites more attractive to businesses will be welcomed.

Development Management Policies

32. Policy DMC3 reiterates that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
33. Policy DMS1 states that shops, professional services and premises for the sale and consumption of food and drink within settlements will be encouraged provided that there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock.
34. Policy DMS4 states that particular attention will be paid to the design and appearance of any new shop fronts or alterations to existing shop fronts.

Supplementary Planning Documents

35. The Shop Front SPG provides detailed guidance on appropriate designs for shopfronts.

Assessment

Principle of development

36. Policy DMS1 outlines that premises for the sale and consumption of food and drink will be encouraged, subject to appropriate access, storage, and highways arrangements.
37. Accordingly, the proposed alteration to the café is considered acceptable in principle. Policy DMC3 is therefore engaged which dictates that development that is acceptable in principle will only be approved where the design is to a high standard and enhances the amenity of the local area. Attention should be paid to the proposed siting, mass, scale and height of the development.
38. The Authority is also mindful of policy DMS4 which states that particular attention will be paid to the alterations to existing shopfronts to ensure that the proposed works conserve and enhance the character of the building and its locality. It is noted that the alteration is not to a historic shopfront in a retail area; however, the principles of the policy remain an important consideration.

Impact on character and appearance of the site

39. At present, the Whites of Calver site is predominantly comprised of two distinct elements; the café building which is located in the former canopy of the garage building, and the larger Spar building. Between the larger, more dominant features of the building is a small flat-roofed section which links the larger buildings. When viewed from the A623, this section of the building is interpreted as a minimal link, featuring heavy glazing and a low roof. This flat-roofed section of the building is important for allowing the two structures to retain distinct on site and ensure they do not merge into one.
40. The proposed awning and frame would be located off the fascia board of the northern elevation of the flat-roofed link. It would extend 3.5m from the northern elevation, and be 7m in width. By virtue of the proposed scale of the awning, it would almost fully conceal the existing fascia board of the link structure.

41. It is considered that when the awning is out, it would substantially increase the massing of the building on site. The three posts would be sited 3m from the northern elevation of the structure. The cafe building is angled perpendicular to the to the Spar, with the link building running at an almost 45 degrees between them, albeit recessed from the external walls of the neighbouring structures. When drawn out, the link building would lose its recess when compared to the neighbouring structure, resulting in the two elements of the structure appearing incongruous. This would appear visually poor when viewed from the street-scene. It is also acknowledged that small sections between the awning and canopy, and awning and Spar building, would remain uncovered. This would further exacerbate the poor relationship between the awning and neighbouring structures.
42. When retracted, it is acknowledged that the massing of the structure will be reduced. Notwithstanding this, the three posts and rafters would remain visible on site. The rafters and posts would appear out of keeping next to the café, and conceal one of the current entrances into the café. Whilst the café is currently well-glazed on the northern elevation, the timber painted dark and recessive colours, in addition to its placement in-between a stone and timber buildings, gives a sense of solidity. The placement of an awning frame would weaken this characteristic by featuring isolated framing on an otherwise stone and timber building.
43. Policy DMC3 requires development that is acceptable in principle to be of a high standard of design. The policy highlights that particular attention will be paid to the form and orientation of the development. In this instance, it is considered that the proposed development would erode the character and appearance of the development site by weakening the legibility between the Spar and café. From the street-scene, the two structures are seen as equal and dominant elements on the Whites of Calver site. It is considered that the proposed development would increase the overall massing of the link structure and erode the legibility between the two structures. This would detrimentally harm the character and appearance of the development site. It is therefore considered to be contrary to policy DMC3.
44. The Shop Front SPG (2014) outlines that *canopies and plastic awnings are not in keeping with historic areas and obscure the architectural features of a building*. It is noted that the whilst the awing itself is retractable, the frame itself is not. It is acknowledged that the proposed development would not affect a historic structure; however, it would obscure the small flat-roofed section of the site which is a key architectural element of the wider building. As such, it is considered to be contrary to the guidance outlined in the Shop Fronts SPG.

Other matters

45. Several of the representations outline the economic benefits of the proposed development. According to the amended plans, the proposed development would provide covered shelter for approximately 6 tables. It is acknowledged that this could create more revenue for the business, particularly on poor-weather days.
46. The economic benefit of providing additional covered seating for the company is acknowledged; however, it is considered that it does not outweigh harm to the character and appearance of the site as a result of the proposed design.
47. The proposed development is located adjacent a busy road. The majority of land uses nearby are commercial, including the café itself, the Spar, petrol station, and the Eyre Arms Public House. There is one dwelling immediately opposite Café 19; but, it is considered that there would be a minimal amount of increased noise by virtue of the

existing outside seating on site, in addition to the background noise generated by the A623. As such, there are no anticipated amenity constraints.

Conclusion

48. The proposed development would harm the character and appearance of the site. The two existing dominant structures on site, the Spar and café canopy, would lose their dominance on site by eroding the small link between them. Whilst it is acknowledged that the flat-roofed section would remain single-storey, the recess of the link building from the external wall of the neighbouring buildings is a key feature in allowing the two structures to be read as individual elements. By bringing the awning and its associated frame forward by 3m, it would lose the recess and increase the link structures overall massing, and potentially result in the two structures being interpreted as one. This would result in a disjointed relationship between the two properties, eroding the character of the street-scene on the approach into the historic village.

Human Rights

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

Report author: Will Eyre, North Area Planner