

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 9th May 2022

Application No:	HPK/2021/0645 & HPK/2021/0646	
Location	Market Hall, Market Place, Glossop	
Proposal	Refurbishment and alteration of the market hall - installation of new mezzanine, stairwells and installation of retail units at ground and mezzanine floor level. Alteration and replacement of windows and external doors and new access ramps and steps to West facing elevation. Installation of external mechanical plant area to East facing side of building and new louvered screen and gates. Alteration of ground floor toilet areas. General refurbishment of the arcade area and existing ground floor and refurbishment and restoration of the first floor town hall. Replacement of the platform lift currently located in the stairwell.	
Applicant	High Peak Borough Council	
Agent	AHR Building Consultancy Ltd	
Parish/ward	N.A / Howard Town	Date registered 15 th November 2021
If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve with Conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee because the applicant is High Peak Borough Council

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application relates to Glossop Market Hall; a Grade II Listed Building that is located in the town centre of Glossop and within the , immediately south of High Street West, and north of the public car park accessed from Victoria Street.
- 2.2 As shown by Figure 2 within the accompanying Design and Access Statement, the site is home to multiple uses. The Town Hall, which

faces the High Street, currently accommodates retail tenants at ground floor level in an arcade with the first floor being vacant.

- 2.3 The Market Hall which sits behind the Town Hall arcade is currently vacant and historically was occupied by market traders.
- 2.4 South of the Market Hall is the Municipal Building which is partly occupied by Derbyshire County Council and High Peak Borough Council served by a pay and display car park.
- 2.5 To the west of the Market Hall building is an open external market area made up of timber market stalls which is ordinarily occupied on a Friday and Saturday by market traders.
- 2.6 The Town Hall is thought to date from the mid 1830's and is of a solid sandstone brickwork construction incorporating a stone string course at first floor level and stone brackets above the central first floor windows. The roof is of a hipped construction with a slate covering and parapet gutters line with lead flashings. Central to the roof is a clock turret of timber construction. A flat roof incorporating a roof lantern encloses the toilet accommodation located to the rear of the arcade. To the front elevation are five round arch openings supported by stone columns which lead directly into the shopping arcade with further round arch openings over stone columns. Windows are of timber construction with a combination of sliding sash and casement styles, set into moulded surrounds.
- 2.7 The Market Hall dates from the mid 1840's and together with the Municipal Buildings that came later in the early 1920's, are also of a solid rusticated sandstone brickwork construction.
- 2.8 The front southern elevation of the Municipal Building incorporates a range of historic features including quoins and stone columns with an ashlar plinth over the main entrance. The roof is made up of a series of pitched roofs with a natural slate covering and a flat roof to the Municipal Building with a felt covering below stone chippings incorporating two roof lanterns.
- 2.9 The pitched roofs to the Municipal Building on the east side include two large rooflights offering borrowed light to the drill hall below. There are two lightwells to either side of the main stairwell in the Municipal Building.
- 2.10 Windows are of painted timber sliding sash to the external elevations with metal style stained glass windows which face into the lightwells.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 High Peak Borough Council has secured financial investment to provide a significantly enhanced retail, business and hospitality space,

with the primary objective being to regenerate the Market Hall area providing opportunities for economic regeneration, and encompasses the following aspects of development:

- Refurbishment of the ground floor retail spaces in the arcade
 - First floor flexible/office spaces to the Town Hall areas;
 - Large open dining and flexible retail/events space serviced by several independent food and beverage retail outlets
 - Mezzanine floor overlooking the central space and several creative/start-up/small business spaces
 - Improved access to all parts of the building
 - Improvements to parts of the external landscaping
- 3.2 The supporting documents reveal that the scheme has been subject to consultation with key stakeholders, which has led to this final version of the scheme being submitted for consideration.
- 3.3 The plans and technical documentation that make up the planning application are set out below:

Plans

- Location OS Plan
- Block Plan
- Ground Floor as Proposed
- First Floor Plan as Proposed
- Second Floor Plan as Proposed
- Proposed Sections Sheet 1 and 2
- Arcade – Proposed Sections
- Demolition Elevations
- Market Hall Ground Floor Plan – Demolition Plan
- Market Hall First Floor Plan – Demolition Plan
- Town Hall First Floor Plan – Demolition Plan
- Town Hall Second Floor Plan – Demolition Plan
- Demolition Landscape Plan
- Mezzanine Retail Unit – Plans and Sections
- Town Hall – Staircase Refurbishment Details
- External Ramp and Step Details
- Service Yard Gate Details
- Louvre Screen Details
- Proposed Landscape Plan
- Ground Floor Lighting Layout
- Ground Floor Ventilation Layout
- First Floor Lighting Layout
- First Floor Ventilation Layout
- Second Floor Lighting Layout
- Second Floor Ventilation Layout
- Mezzanine Lighting Layout
- Mezzanine Ventilation Layout

Documents

- Design and Access Statement
 - Heritage Statement
 - Structural Report (June 2019)
- 3.4 The applicant has submitted a rebuttal to the representations and objections received in a document received on 21-03-2022, which is a consideration in assessing and determining the application.
- 3.5 Section 7.0 of the Design and Access Statement contains the details of the proposed layout which is summarised below:

Ground Floor

- Main building frontage facing Norfolk Square is the focal point of the venue
- Ramped access stairwells modified
- Arcade partially enclosed to form a draught proofed seating area, with glazed doors leading on to the Market Hall offering views of the main hall.
- Existing shopfronts from within the arcade will be restored
- Toilets to be located to the rear of the arcade
- Secondary entrance provided to the west facing elevation via a new raised landing, ramp access and steps

Market Hall

- Access via two sets of double doors opening onto the large expanse of the main hall area
- Majority of food and beverage outlets to be located on one side, with a central/flexible space and a bar/café retail area opposing the food retail outlets
- Market Hall perimeter to be bounded by new mezzanine floor structure set in from existing columns
- New rooflight spanning the majority of the length of the central floor

First Floor

- Accommodation stair and 6 person capacity lift provides access to the mezzanine level, with fire escape staircase located in the corner of the hall enclosed with compartment walls
- Mezzanine floor edged with railed balustrade providing views over the main hall area
- Existing ornate arches will be maintained on view and will be at eye level when viewed from mezzanine level
- Commercial units are positioned along the side walls of the Market Hall and segregated to coincide with the external windows

- Units vary in size and fronted with glazed partitions to ensure natural daylight transferred from the existing windows into the hall and mezzanine space
- Partitions from the retail units are not full height and as such will have a roof capping to fully enclose the unit whilst allowing the underside of the main roof metal trusses to be exposed
- A changing places toilet will be located within the market hall area for public access use

Town Hall

- First floor area remains relatively unchanged with the exception of some re-organisation of the toilet areas.
- The internal areas are intended to be restored to original condition and infrastructure provided to enable them to be re-used as flexible office spaces
- The main alterations will be undertaken in the stairwells to remove the platform lift, reinstate the balustrades and install a new platform lift.
- The large sash windows to the front elevation are refurbished and restored to enable the views across Norfolk Square to be harnessed

3.6 Section 8.0 of the accompanying Design and Access Statement goes on to set out the details surrounding materials to be used throughout the development, as summarised below:

External Appearance

- Replacement of windows and incorporation of a louvred section to the lower portion of the window
- Windows to be slim frame heritage style with clear glazing
- Fanlights above external doors will replicate the louvre panel as will the windows on the west facing elevation
- Windows will have a coloured contrast (RAL 6003) 'olive green' effectively advertising this section of the building as a hospitality venue
- Introduction of a ramp and steps on the western elevation.
- Palette of materials will be in keeping with the existing elevations
- Bin store and plant area will be located in the existing recess on the eastern elevation between the Market Hall and adjacent postal office
- Ductwork for the air handling unit will be routed in to the building via an existing window opening, and will be concealed by a screen matching new fencing and gates
- Screening will be free standing and not affixed to the building, former with powder coated louvres set into a primary steel frame
- Existing sash windows to the Municipal Building to be refurbished and restored to their original condition painted white

- Front elevation facing Norfolk Square will see introduction of glazed curtain walling and double doors positioned approximately 4m inboard of the highway frontage
- Curtain walling to comprise a slim metal frame system with clear glazing and a bespoke manifestation.
- To mitigate the need for mechanical ventilation in the arcade, a narrow section of louvres will be located at the curtain wall head

Internal Finishes

- Ceilings in the arcade will see the introduction of suspended plasterboard baffles to allow concealed lighting to be installed and the existing downstand beams and column capitals accentuated
- Ceilings in the Market Hall units will be left exposed to allow tenant fit-out.
- The underside of the Market Hall will remain exposed with only minor alterations to 'tidy' the sarking boards and conceal some of the existing steel connection detailing
- Ceilings in the Town Hall will be restored to their original form, including cornices
- Walls to arcade will be made good and where previously painted will be decorated.
- Exposed stonework to be cleaned and treated with lime wash.
- Stone surrounds to windows to be cleaned and treated resulting in a contrast between the new plaster and stone finishes, thus accentuating the detailing around windows
- Wall finishes in the toilet area will have a tiled finish of traditional style with a contemporary feel, to provide a robust, durable surface to withstand the expected usage
- Flooring to the arcade will be retained as existing with York stone slabs, which subject to condition, will be lifted, cleaned and stored on site and later reinstated to the Market Hall once the new floor build up has been laid.

3.7 Section 9.0 of the accompanying Design and Access Statement refers to the proposed landscaping, details of which are summarised below:

- A new ramp and steps will be provided to the access on the west facing elevation
- Proposed strip level surfacing leading from the main car park to the entrance to allow ease of access for people with mobility impairments and families with prams
- Vehicle access for deliveries and refuse collection will be via a designated route to the east side of the building off Victoria Street providing a one-way loop for vehicles to enter the site for loading and unloading and then exit back on to Victoria Street

3.8 Section 10.0 of the Design and Access Statement contains details specifically relating to the Accessibility of the scheme,

- 3.9 The design of the new parts of the building are stated to meet relevant standards and recommendations with the aim of supporting people with a wide range of abilities and ages. The Statement notes that consideration has also been given to the Equality Act 201 with the overriding aim being to promote equality and prevent discrimination.
- 3.10 Overall the applicant contends that an appropriate balance has been struck between the needs of retaining the historical features as far as reasonably necessary whilst also striving to meet current guidelines.
- 3.11 All documents associated with the full planning application (HPK/2021/0645) and associated Listed Building Consent application (HPK/2021/0646) can be found at the following link

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=251652>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has been subject to the following planning history:

- HPK/0003/7189 Alterations to arcade (Approved 29/06/1998)
- HPK/0003/7205 Refurbishment of Glossop Arcade (Approved 29/06/1998)
- HPK/2020/0171 Refurbishment of the existing pitched roof coverings, comprising of removal and salvage existing slates, new battens and counter battens, new breathable membrane, re-installation of salvaged slate and import new slate where required. Replacement leadwork, flashings and valley gutters. Making good timber fascias and soffits, replacement rainwater gutters. Replacement patent glazing and glazed lanterns. Replacement flat roof coverings with built-up mineral felt system. Installation of new glazed lanterns over existing atriums. Installation of roof access ladder and walkway system. Internal works to the Market Hall will comprise of removal of existing suspended ceiling systems, isolation and removal of M&E services installations, removal of market traders stalls, partitions, raised access floors (Approved 15/07/2020)
- HPK/2020/0428 Listed Building Consent to form new opening in the existing roof pitched roof over the market hall area and installation of patent glazing system to the apex of the roof (Approved 16/12/2020)

5. RELEVANT PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S4 Maintaining and Enhancing an Economic Base
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ10 Pollution Control and Unstable Land
- E1 New Employment Development
- CF1 Retail and Town Centres
- CF2 Primary Shopping Frontage
- CF5 Provision and Retention of Local Community Services and Facilities
- CF6 Accessibility and Transport

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Building a Strong Competitive Economy	Chapter 6
Ensuring Vitality of Town Centres	Chapter 7
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 15

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 4 th February 2022
Neighbour letters	Expiry date for comments: 12 th January 2022
Press Notice	Expiry date for comments: 27 th January 2022

6.1 1 x representation has been received from a member of the public (who is a qualified heritage consultant) in connection with both applications, which supports the principle of development but makes a number of observations, as summarised below:

- Plans must show that the new glazed entrance screen to be behind the columns so that there are no awkward junctions or fittings that would damage the stonework
- Standstone in the entrance should not be lime-washed, as stated within the Design and Access Statement
- Lack of information on internal plasterwork and its historic significance and current condition. Ideally should be lime plaster not gypsum plaster
- Before Listed Building Consent is granted, the feasibility of removing the concrete easing needs to be assessed – not mentioned

- Hard to see the how the Market Hall in its finished form would look without supporting CGI or other visual montages. More detail required on the new steelwork for the mezzanines and how this relates to the historic iron roof
- Application contains little information on how building will be upgraded to reduce energy use
- Change of use at first floor level from office use to public space and could potentially significantly impact the historic and civic significance of the building

6.2 Other consultee comments are set out in the table below:

Consultee	Comment
AES Waste	No issues regarding waste collection
DCC Highways	<p>No highway safety objections in principle to refurbishment works as detailed on the submitted information.</p> <p>The above comments are made on the basis that all external doors or gates on the A57 frontage to open into the site only (and not over the adjacent footway) and there are no alterations to existing access points / existing steps etc. within public highway limits.</p>
Historic England	No comments to make
High Peak Access	<p>Clarification required on following:</p> <p><u>Design and Access Statement</u></p> <p>Refers to 6 person platform lift being provided but no reference to capacity if wheelchair or buggy is using the lift, or any proposed restrictions on lift use by general public</p> <p>The reference to the provision of new double doors within new glazed curtain walling in the arcade area makes nor reference to the doors being automatic opening. This would be preferable for ease of access for wheelchair and buggy users.</p> <p><u>Market Hall</u></p>

External

All refurbished or replacement external entrance doors to the arcade and market hall, should ideally be automatic opening, either sliding or outward opening. Appropriate manifestations to be provided to fully glazed doors

The new Accessible WC's should be designed in accordance with BS 8300 'Design of Buildings and their approaches' and to Building regulations part M. Detailed drawings of the layout of fittings and the finishes used should be provided prior to installation to confirm compliance

All Door widths to arcade shops to be suitable for wheelchair users and in accordance with the Building Regulations part M and BS 8300 and fully glazed doors to have appropriate manifestations.

New ramp and steps and handrails to be designed to be fully accessible in accordance with the Building Regulations part M and BS 8300. Finish details to be confirmed with contrasting edges. Any stone flooring on the ramp slopes should be non-slip when wet.

The Provision of flat accessible surfaces across cobbled area to access the ramp should be non-slip when wet and should be a minimum width of 1800mm in accordance with BS 8300

Doors to the ramp entrance could be sliding automatic rather than outward opening, to give greater circulation space alongside the opening area.

Internal

New café area/ kitchen should be designed take account of use by disabled people who may be employed

The Changing Places facility to be provided to best practice standards including the provision of a tracked hoist

New feature staircase to be fully compliant with Building Regulations part M and BS 8300 for access to the mezzanine level

First floor tea point and trader's room to be accessible for use by disabled people who may have a market stall

New shop fronts to units on the mezzanine level if glazed with glass doors need to have 'manifestations' for safety of users

The Platform lift dimensions and lift controls should comply with Part M of the building regulations. It is not clear whether it is intended that the platform lift shown is for the use of disabled people and those who cannot use the stairs, or whether it is to be available to anyone to use. There does not seem to be a 'goods' lift available for use by market traders to carry goods to the market stalls on the Mezzanine level. We query the adequacy of lift provision and whether it is sufficient for the numbers using the upper mezzanine floor and also whether a platform lift is sufficiently reliable. More than one lift needed. In the Centre for Accessibility publication 'Designing for Accessibility' it states that Platform lifts should be used where it is not possible to install a passenger lift. They generally are of a suitable size to convey one wheelchair user and one other person at a time. They are typically much slower to operate than passenger lifts and rely on continuous pressure controls, therefore they cannot be considered as providing a comparable service to passenger lifts. It would appear that a passenger lift would be a more appropriate solution if the lift is intended for wider use than disabled or infirm users.

Non slip flooring finish to circulation areas should be provided to ensure safety especially when wet conditions exist.

The Ground floor queuing areas adjoining refreshment stalls should have a lower section of counter area for use by disabled or wheelchair users.

Town Hall

External

The existing ramp access within the market arcade, giving access to the lift lobby at the High Street West entrance does not fully comply with part M of the Building Regulations, providing a clear 1500mm level area outside the door into the lobby

Internal

It is not clear whether the new lift proposed to replace the

	<p>existing passenger lift in the existing stairwell, will be of sufficient size to cater for a wheelchair user.</p> <p>Door widths to office space should be of suitable widths for wheelchair users and the kitchen area designed for use by wheelchair users, should they be employed.</p> <p><u>Municipal Buildings</u></p> <p><u>External</u></p> <p>A new dropped Kerb is needed to the East side of the pedestrian access to the front entrance.</p> <p>The existing accessible parking spaces are poorly painted and thus it is difficult to identify them. Accessible parking bays need to be re-lined/painted</p> <p>An 'Accessible parking' sign is needed close to the bays to help disabled drivers locate them.</p> <p>As a general point, consideration should be given to the suitability of access and circulation spaces for mobility scooter users. These are becoming increasingly used by people with physical impairments who may be able to walk short distances but would prefer to be able to use their scooters indoors in public spaces. Clear guidance needs to be given on the extent of use within and around the Market Hall and arcade area, including the Mezzanine level.</p>
<p>The Victorian Society</p>	<p>Objection –</p> <p>No objection to the principle to the refurbishment of the Town Hall and Arcade, or works to promote the use of the Market Hall. The use of the Market Hall for food and retail reflects its historic use and is appropriate to its form, and the reuse of the rooms above the arcade as flexible office space will sustain their existing spatial qualities. The Society also has no objection in principle to the insertion of a mezzanine into the existing space. Although such an intervention will change the qualities of the historic volume the quality of the spatial treatment is not such that a mezzanine will cause a great deal of harm, and we judge that if the details of the design are sensitive, the impact can be balanced against the clear public benefit of bringing this pspace back into use. Some details of the current proposals, however, are harmful and poorly justified, and the application contains insufficient</p>

information to meet the requirements of national policy.

Significance

The application does not contain an adequate description of the significance of the existing buildings or an adequate assessment of the harm that will be done by the proposals. The description of the existing interiors is cursory at best, with no focus on the aspects which will be directly affected by the proposed works, or an assessment of their contribution to significance. Without such a description of significance, the clear assessment of harm and benefits remains impossible.

More fundamentally, without a demonstration that the significance of the building has been clearly understood, especially with respect to its architectural value, it is difficult to be confident that the proposed designs have been well considered, or represent the best viable options consistent with the building's conservation. Not only does the application hence fail to meet the requirements of the NPPF para 194, but it provides no reassurance that the proposals have in general been conservation led, or that they are part of a coherent and well-considered long-term project to bring the buildings back into use. Our strong recommendation, now and in future, is that your authority works to ensure such works are developed from a clear and expert understanding of the history and qualities of the building. We advise that you commission a statement of significance from a conservation professional which can be used to inform whatever future works might be necessary.

Glazed Screen to the Town Hall Arcade

One of the principal architectural features of the Town Hall is the arcade at street level which links Norfolk Square and the Market Town Hall to the south. This arcade is five bays to the street, and narrow to three bays flanked by shops further underneath in the building. It adds great depth to the elevation and is a characteristically liminal space – that is, it is a very important part of the building's architectural character and historic design that the arcade space is both inside and out, sheltered, but also open to the street.

The current proposals are to enclose the main volume by inserting a glazed screen with powder-coated aluminium framing in the tripartite opening to the back of the five-bay arcade facing the street. It is suggested in the documents

that this screen would not change the character of the building very much, as it is sufficiently set back from the street that it would not be very noticeable. We are entirely unconvinced by this argument.

Given the open nature of the street arcade to the screen will be very visible, from many angles. Modern float-glass, unless specially treated, is highly reflective, which means not only that the screen will draw attention from a surprising distance, but also that it will thoroughly visually cut off the shop-lined arcade to the rear from outside viewers. The proposed insertion of louvres above the doors will only add to this effect. It is a characteristic aspect of the spatial treatment that the high ceilings, with their repeated division by beams and semi-circular arches, visibly unify the space, drawing the eye from the front elevation of the building right to the rear wall.

The proposed louvres will entirely cut off any such view of the soffits, destroying at a stroke a highly characteristic aspect of the building's spatial articulation. Finally, both the proposed materials and design of the screen and doors are highly unsympathetic to the idiom and historic material palette of stone and ironwork, and will cause harm to significance through the intrusion of prominent and jarring elements into a consistently classical and intact elevation.

The extensive harm that this part of the proposals will cause to the significance of this oldest part of the building has not been addressed, let alone clearly and convincingly justified (NPPF para 200). The existing arcade shops are all already enclosed, and are to be refurbished as part of these works, so heat loss is unlikely to be a relevant issue. It is suggested that the enclosure will allow further retail opportunities in the currently open area: there seems to us to be no plausible argument however, that it is necessary for any such opportunities that the area is enclosed. Given that the harm that would be caused by the proposed screen is proportionately severe, we doubt that any serious argument could be advanced to justify it; hence we strongly recommend that this element of the proposal is deleted.

Market Hall Mezzanine

We have no objections in principle to the erection of a mezzanine. Given that the unusual articulation of the volume of the hall, with its lower central span and higher aisles, it makes spatial sense to tuck the proposed units

against each side wall and keep the edge of the mezzanine level back from the line of the principal columns, which will allow the space to be read clearly. The market hall has recently had its later suspended ceilings stripped out, and there are few significant decorative details; nonetheless, the design of the mezzanine – both the steelwork of the deck and railings, and the forms and finishes of the proposed units – will have an impact on the character of the hall. Few details have been provided, especially of the proposed railings and staircase. From the small-scale drawings that are available, the proposed design of the railings appears undistinguished, as well as quite dense. We recommend that this element of the proposals is considered further, and that a design for the railings is arrived at which reflects the quality of even the design of the ironwork that survives in the spandrels of the shallow arcade arches.

With respect to the historic ironwork, we note that the Glossop Heritage Trust suggests in its comments that the original cast iron Corinthian columns might survive within the later concrete. This is an intriguing possibility, and the facts should be clarified. If the original columns do survive, we strongly recommend that the option of uncovering them and restoring them to their original configuration be explored. We appreciate that there might be structural challenges involved, but consider that the heritage gains would be relatively high.

We have some further concerns about the proposed new stair. The proposed location for this stair seems appropriate and it doesn't complicate too far the open volume of the central space. It is, however, a very solid object, built out as is proposed from what appear to be concrete blocks enclosing a cleaner's store. This solidity will affect the open nature of the space, and cause some harm to significance, contradict as it does the otherwise relatively delicate articulation of the volumes using glazed screens and columns. Is this enclosure necessary?

A free-standing staircase would seem entirely structurally possible, and enough new enclosed space is probably being created elsewhere to accommodate a cleaner's store. Given the harm that the proposed stair will cause simply through the clumsiness of its design, we strongly recommend that its detail are re-considered, or that the absolute necessity for the extra enclosed space is explicitly justified.

Windows

	<p>We have concerns about the proposed replacement of all the Market Hall windows. The provenance or condition of the existing windows is not discussed in the application. From the little information available, they look plausibly historic, and they make a contribution to the architectural character of the exterior of the building. This contribution is partly due to the extent of the glazing, but also owes something to the depth of the framing and glazing bars, which adds a little relief to the surfaces.</p> <p>The proposed windows will cause certain harm to the significance through the insertion of louvres across the entire bottom half of the rectangular part of the openings, eroding the articulation of the framing here and drastically reducing the glazed area. This will be a prominent change, especially from the outdoor market to the west. No details are provided, but we suspect the depth of the framing will be small. If so, this will flatten the elevations, causing further harm through the change in the texture of the surfaces and the degree of relief.</p> <p>We understood that that the louvres will disguise the junction of the mezzanine with the windows from the outside, and facilitate the proposed mechanical ventilation of the new units. The harm that the proposed design will cause, however, has not been clearly addressed in the application, so it is impossible to judge if it outweighed by the possible benefits, or if the current proposals represent the best compromise. We recommend that more details be provided before any decision is taken. If the existing windows are historic then it would be preferable to retain and adapt them; if they are beyond repair then it should be explained why the proposed designs represent the best viable option for their replacement.</p>
<p>Mel Morris Heritage Consultancy (On behalf of HPBC)</p>	<p>Complete response can be viewed online. Summary on individual aspects of proposed development set out below:</p> <p><u>Town Hall</u></p> <p>1. <u>Staircase</u></p> <p>Work will have a moderately positive impact (if achievable). Conditions required to secure details of the staircase and specifications of render and paint finish</p>

2. Screen

Creation of a curtain wall to separate the main undercroft of the arcade from the frontage, incorporating new glazing within a metal framework between the columns, which separate the front part of the arcade from the main central walkway. The screens would butt up to the columns and be scribed around them and likely need some fixings to the columns, or at the very least require a joining compound to mask the joints where the columns and screens meet.

This proposal is quite unsightly and will cause a **high degree of harm** disrupting the architectural treatment and open character of the arcade.

I do accept that the area can be quite inhospitable and there is a strong through-draft along the line of the central arcade and that this will only get worse when the Market Hall is in full use and when doors open and close regularly. I also consider that this is reasonable in terms of future viability of the building.

I consider it is reasonable to create a screen but that this should be completely detached from the columns, set back, and should be frameless glazed design, principally of glass. Consideration of low-iron glass may also help to remove the reflections. A site inspection confirms that a design can be accommodated without affecting the doors into the retail units. It may not be possible to have sliding doors as requested by High Peak Access, based on a frameless design, but the doors could possibly swing automatically. This would offer a degree of mitigation to reduce the level of harm to moderate rather than high.

It has been suggested that the screen will need louvres. This should also be glass to reduce the visibility of the entire screen. Further details will clearly be required and will need full consideration.

Conditions can be applied that, notwithstanding the details submitted with the application, can secure alternative amended details which address the current concerns.

3. Demolitions

The proposal involves creating new openings in the dressed masonry walls within the arcaded ground floor.

Having reviewed these on site, the alteration to create a new doorway to the proposed cleaner's cupboard is excessive, **is not justified and is harmful**. This should be omitted from the drawing and access to the cleaner's cupboard can be made from within the WC lobby. Drawings should be amended.

The other two openings can be justified and would cause a low level of harm.

Conditions required to secure full details of the proposed screen wall and the roof structure and finish of the Male WC, lobby and intersection with the existing roof and walls, and secure details of internal elevations.

4. Alterations to Floor Plan – First Floor

In principle the use of the first floor for flexible office space is acceptable as it involves reversible modifications and no physical alterations.

(a) – Partition to Staircase 3

I see no reason why the panelled timber partition which encloses Staircase 3 could not be retained in-situ as it lies within the fire compartment. The line of the new partition may need to be adjusted slightly to ensure that this can be achieved. The proposal has a low level of harm as the new partition also intersects an original cornice. I recommend clarification on the drawings for the avoidance of doubt.

(b) – Demolition and alteration of doors to Town Hall Staircase 1 Refuge

The proposed enlargement of the two doors which connect the Staircase with the rear room to create a Refuge and the enlargement of the door to the female WC, are not justified. These are two original doorways with integral architraves and panelled doors. The decision to split the former 'Witness Room' which is a room located outside the courtroom, and alter the plan to create a refuge, in an area which is part of the historic special interest of the building, has not been fully justified. In my view, conjunction with the alteration to the floor plan for the new partition, these alterations cause **moderate harm** and a condition is not appropriate.

(c) – Alteration to create new doorway into Refreshment Area and remodelled WC's

The proposed blocking up of the doors and a new door created in a later partition and heavily altered area. This and the new WC layout and partitions will have no effect on significance and is acceptable.

5. Ceilings

Plans include ceilings to the stairwells will be finished in fireline board and skim and 'coving' will be reinstated.

The original finish was lathe and plaster, which is usually accepted as having an integral degree of fire resistance.

At a site meeting, it was suggested that some works were covered in a previous application for re-roofing but I was not party to those discussions and have not been directed to what was agreed. I suggest that it is practically impossible to incorporate plasterboard for the main first floor hall.

The original cornice can still be seen in places where it is a deep section lime-plaster cornice which was run-in-situ. This should be the form that goes back.

I propose 3 possible options:

- Accept changes and add condition requiring further details
- Condition that all ceilings shall be lath-and-plaster in lime plaster and that all cornices shall be lime plaster run-in-situ to the original mouldings
- Ask applicant to provide updated drawings clarifying precisely where the cornices are to be reinstated and how, with relevant plans and specification documents

6. Walls

Drawings states that "*Existing wall covering comprise of a mixture of surface finishes which are in poor conditions All surface finishes shall be removed back to internal face of masonry. Surfaces to be treated with Limelite East Bond followed by a build-up of coats of Limelite Renovation Plaster.*"

This is not appropriate in a number of instances. The staircases were treated as refined architectural spaces with lined-out render. This needs to be sampled and a specification drawn up which adopts the same authentic materials and finishes. Other wall finishes may well be lime plaster or gypsum and one-size-fits-all approach is not appropriate. It needs review on a room-by-room basis.

The drawings also state “Newly plastered wall surfaces shall be coated with 2-full coats limewash system. This is equally inappropriate as this is not authentic or the original paint finish and the surfaces need to be durable where there is public access. Limewash will rub off onto clothing. Alternatives which do not seal the walls need to be considered and this might be a distemper or a clay paint or a water based emulsion, but limewash is the wrong choice.

7. Windows

It is disappointing that the two staircase windows which front Norfolk Square are not being restored. These are relatively modern additions and out-of-place which would life and enhance the building.

Market Hall

1. Internal Alterations to Market Hall

(a) Paving Flags

All of the stone paving flags in the Market Hall have been lifted and the original strategy agreed with former Conservation Officer Gill Bayliss was to relay these.

There are practical issues that have come to light regarding the quality of some flags as some are covered in bitumen, and that the relaying of flags in the main pedestrian area is not practical with a riven face as they are too uneven.

My recommendation is of the area of paved flags to be scaled back so that as much can be re-used as possible. As this is the original surface and part of the listing, it is not going to be acceptable to ditch and sell-on all of the stone. It will have to be sorted by setting aside flags that are in reasonable condition. Until the sorting process is completed, we won't know what area can be covered.

Condition is therefore suggested which, notwithstanding details already submitted, requires that the paving flags will be reused on site within the Market Hall, and that the full extent of the paving flags to be used, the location, surface area and pattern shall be agreed in writing once it is known the extent of flags that can be re-used.

(b) Cast-iron Columns to Market Hall

No objections to the posts remaining encased within the concrete.

(c) Masonry Walls to Market Hall

The original masonry walls were rendered and lined-out in stucco to create an internal appearance of ashlar. This is rather typical of the period and is an important detail. It has been considerably defaced at the lower level by plaster and ad-hoc additions, now removed. This results in a layered effect of altered render and plaster with lined-out render and some alterations above this when the roof was replaced.

The proposal is for Limelite renovating plaster. Plaster is completely inappropriate in this instance and **will be harmful**, removing the original rendered finish, which although it is disfigured is still clearly evident.

I recommend that the walls need to be rendered in a three-coat render with lining out in ashlar.

Condition suggested that secures that the walls shall be finished in a three-coat render, details of which are to be agreed in writing by the Local Planning Authority, and maintained as per the agreed details.

(d) Mezzanine

The proposal for a mezzanine provides another internal alteration to the space, which has been successively modified and altered several times, now within the 20th century replacement roof. I consider the mezzanine to be a reasonable alteration, with negligible impact on significance, if it is largely fixed to separate framework, rather than existing walls, and justifiable on grounds of enhancing viability.

The main issue which I am concerned about is the impact on the upper walls of the ridge-and-furrow effect roof **which is visually intrusive** , in and around the windows, which were designed to be architectural features set within a classical surround. **This has a significant impact.**

I am not clear whether the mezzanine level commercial units need to have a back face which abuts the original external walls or whether we can ensure that these walls are left exposed as part of a management control, but that does seem to be essential. Additional panels will obscure the original windows. I am unclear why there needs to be a ridge-and-furrow effect roof rather than a simple pentice roof up to eaves level or a combination to take into account the Venetian windows.

The supporting documentation states the “Decorative tongue and grooved panelling to be provided along inner face of wall to improve visual appearance”

Condition should be applied securing these details.

The balustrade is a simple design which has to adhere to building regulations, which is acceptable.

Condition should be required requiring full size sections at a scale of 1:20

External Alterations to Market Hall

1. Windows

Proposal for removal of all existing windows and replacement with metal, powder-coated crittal-type windows and louvres.

We have reviewed all options on site and I accept that there is no reasonable alternative to fitting louvres to the windows. This will cause **moderate harm**, however these impacts need to be weighed against the public benefits of the scheme as a whole.

My preference would be for the windows to be separated from the floor plate, so that this is not attached to the windows. I am not clear whether it is a requirement that the mezzanine floor is in contact with the window as the whole area is open.

This also seems to be dictating the appearance and will have a negative effect on the treatment of the doors, which doesn't need louvres. This should be reviewed.

Proposed use of crittal type windows, is not necessarily the best outcome. A number of the existing windows incorporate heavily moulded timber outer glazing bars and they are glazed internally in the manner of shopfronts. The use of heavily moulded glazing bars is clearly an architectural treatment and is well considered.

Paint analysis would inform us whether these window frames are original or whether they are later. In the absence of that information, I have to make a judgement on the proposed use of crittal windows and I am not convinced about these. They are very flat and crude with only the slightest sense of moulding and they are not comparable with what is being removed. In my view we should not be agreeing to these at this stage without being better informed.

Recommend that either:

- A review of the windows to assess the feasibility of other types of window, including painted hardwood moulder timber in combination with louvres, or
- A condition that, notwithstanding details submitted, full details of proposed replacement windows to the Market Hall to be submitted and approved including material and section of glazing bars through masonry showing relationship of the windows to the inner and outer walls and stone cills, and the colour scheme which shall be informed by architectural paint analysis.

2. External Steps and Access Ramp

No objections in principle.

Drawings state "New external steps to be provided with stone finish to match existing within building or salvaged where possible". The existing short flight of stone steps are large blocks of solid gritstone and this is what is needed here, a robust and visually strong detail, not re-used paving flags. On site the architect implied that large blocks are proposed, but that is not what the note states and the use of stone facings to goings and risers is not in

In my view the correct approach. The drawings do not show the details clearly enough.

The details also seem to suggest that the tactile paving is a different material. Again, a coloured concrete tactile paving is going to look out-of-place as the apron to the listed building at a principal entrance. The architect said on site that this would be strips set into the stone, but that is not what is shown on the drawing.

The metal railings to the existing ramp are of poor quality and I would like the design of these to be reviewed and conditioned. It may be better to have a bottom rail for the balustrade going up the ramp and few posts.

The number of proposed handrails going up the steps is excessive and combined with the railings which are required for ramps. **This is visually intrusive.** Major public fundings avoid this number of handrails – one on each side of the steps should be plenty. The submitted drawing is far too large a scale to be sufficiently detailed and the drawings show posts set on the edge of steps and overlapping the edge of steps, so this is not buildable with a fixing beyond the nosing of a step.

Conditions recommended for full details of the stone steps and paving flags including dimensions in section, securing material to be solid blocks of gritstone, and full details of railings, and method of fixing.

3. Doors

The proposal to adapt and remodel the infill to the existing doors to the east and west flank elevations. At present these are part filled in timber. **The proposals in my view are unsympathetic and harmful** as they do not respond to the architecture and the historic proportions.

As these are the principal doorways for public access, they will need to be part glazed but there are no details of the materials. The use of louvres to Elevation A seems unnecessary and is quite harmful and the use of 'spandrel panels' needs to be reviewed. I am not convinced at all about the crittal type doors and frames – see comments for windows.

General Works

1. Cleaning

Cleaning can be a significant intervention, particularly on sandstone buildings. I am not convinced of the need to clean the internal columns within the arcade. In my experience the use of chemical cleaners on sandstone can exacerbate and create green staining from algae and biological growths. The proposed is too broad brush and will need a greater degree of control and assessment, identifying both materials and techniques and a specification for neutralising and rinsing.

Condition recommended for trial panels to be undertaken to determine the most appropriate method of cleaning masonry in a variety of circumstances.

2. Lighting

The proposals mention lighting but no details are submitted. These will need LBC and in the absence of details these will all need to be conditioned.

The proposals for LED up lighting may be acceptable, depending upon the type of fittings, the proposal for suspended pendant type lighting, with large diameter LED pendants suspended from the soffit, may also be acceptable, again depending on the fitting and the location and what level of intervention is involved, whether this is drilled or surface-mounted cabling.

Track mounted spot lights and festoon strung across event spaces may be inappropriate but without any details it is difficult to say whether these are acceptable or not.

Condition recommended requiring full details of all external and internal arcade lighting shall be provided for the written approval of the LPA

3. Paintwork

I have been provided with information from paint samples. These are intended to identify specific hazards and these are not suitable as architectural paint analysis to inform a colour scheme. This would need to be done by an APA specialist.

	<p>Condition recommended that full details of all paint finishes and colour schemes to the historic joinery, metalwork, walls and ceilings, shall be provided for the written approval.</p> <p>4. <u>Free-Standing Screens</u></p> <p>There are several proposals for free-standing screens on the east side of the Market Hall. These are quite 'punchy' in appearance and appear to have been chosen to marry with the louvres and windows treatments. As this is still, in my view, yet to be decided, then I consider that the final finish of the screen should not be determined at this stage. It may need a softer approach, with timber louvres, depending on what is eventually decided for windows.</p> <p>Condition recommended to secure alternative details.</p>
--	--

7. OFFICER ASSESSMENT

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF), Supplementary Design Guidance, and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of Development

- 7.4 The application seeks the refurbishment (i.e. internal and external alterations) to a Grade II Listed Building to create a mixed use venue comprising retail, food and drink, office and hospitality space, which has a Primary Shopping Frontage to the north, on a site that lies within the heart of Glossop Town Centre and within the Norfolk Square Conservation Area.
- 7.5 The proposed works to Glossop Market Hall is specifically identified under Local Plan (LP) Policy S5 and fully supports the aims and objectives of LP Policies S4, E1 and CF1, which together actively encourages new business opportunities within the built-up area boundary of the Market Towns and providing new safe attractive and accessible town centres through a wider variety of uses.
- 7.6 Chapter 6 of the NPPF contains relevant national policies aimed at building a strong competitive economy, whilst policies under Chapter 7 are aimed at ensuring the vitality of town centres. The nature of the proposed development actively aligns with these national policies.
- 7.7 Whilst the general principle of development is actively encouraged, the site is a Grade II Listed Building that lies within a prominent location in the Norfolk Square Conservation Area, with an active Primary Shopping Frontage to the north.
- 7.8 As such, the application must demonstrate compliance with LP Policy CF2, which refers to Primary Shopping Frontages, LP Policy EQ7, which refers to the built and historic environment, and relevant restrictive policies contained under Chapter 16 of the NPPF relating to the historic environment, underpinned by Sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.9 The principle of development can thus only be supported if it can be concluded that the above policy and legislative context has been complied with, notwithstanding all other material considerations.

Design and Conservation

- 7.10 Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.
- 7.11 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the

desirability of preserving or enhancing the character and appearance of that area

- 7.12 LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.
- 7.13 LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.
- 7.14 Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.
- 7.15 Paragraphs 199-202 of the NPPF sets out how a Local Planning Authority should assess the significance of a heritage asset, and the potential impact of a development proposal upon such an asset.
- 7.16 The Market Hall Grade II Listed Building subject of this application have a high degree of significance and as such any proposed external and internal works should be handled with a high degree of sensitivity.
- 7.17 The application has been considered by the Council's Conservation Consultant, Mel Morris, who has raised a number of queries, issues and concerns, summarised as follows:
- High degree of harm caused by proposed screens separating the main arcade from the frontage
 - New doorway to proposed cleaners cupboard is unjustified and harmful
 - Moderate harm caused by proposed enlargement of the two doors which connect the Staircase with the rear room to create a Refuge and the enlargement of the door to the female W.C and subdivision of former Witness Room – not justified
 - Inappropriate one-size-fits all approach to finishing to walls – alternative required underpinned by analysis
 - Redesigned paving flagged area based on the number and quality of flags that can be re-used

- Harm caused by masonry walls to Hall to be finished in plaster which is completely inappropriate – needs to be render
- Visually intrusive and Significant impact caused by current proposed ridge and furrow effect roof in and around the windows above the Mezzanine Floor
- Moderate Harm caused by removal of existing windows and replacement with metal powder coated crittal type windows and louvres
- Excessive number of handrails together with the railings required for the ramps is visually intrusive
- Harm caused by the proposal to adapt and remodel the infill to existing doors to east and west flank elevations – unsympathetic
- Concerns relating to method of cleaning walls and further details and analysis required
- Further details required relating to any internal and external lighting
- Further details required relating to paint samples informed by paint analysis
- Design of free-standing screens east of the Market Hall needs to be re-considered

7.18 In the majority of cases, conditions can be utilised to ensure that where further details are required, or where details need to be amended or updated to address outstanding issues.

7.19 However, Officers are of the view that the significant harm arising from the proposed ridge and furrow roof in and around the windows, together with issues surrounding the Staircase and Mezzanine Floor should be addressed is possible prior to the application being considered by Development Control Committee.

7.20 Following lengthy discussions between Officers, other Council departments, the agent responsible for submitting the application, and Mel Morris, heritage consultant acting on behalf of the Local Planning Authority, it has been agreed that further plans and details will be submitted in the coming days prior to the application being considered at committee and a further update will be provided prior to the committee meeting.

7.21 Whilst it is acknowledged that a small number of details associated with the proposed renovation of the Market Hall may result in a small degree of harm to the historic fabric of the Listed Building, the (less

than substantial) harm for the purposes of Chapter 16 of the NPPF, needs to be weighed against any public benefits, the proposed works to the Glossop Market Hall building and external market would result in a number of significant public benefits.

7.22 These are identified within the Heritage Statement accompanying the applications and summarised below:

- The scheme would make a significant contribution to the medium-long term social and economic conditions for Glossop Town Centre, fully supporting the aims and objectives of LP Policies S4, S5 E1 and CF1, and Chapters 7 and 8 of the NPPF
- The re-modelled Market Hall will act as a business and community hub of an appropriate scale for a Market Town and provide 76no. full time and 52no. part time employment opportunities
- Subject to appropriate details, the proposed scheme will preserve and contribute positively to the significance of the Listed Building in accordance with LP Policy EQ7 and relevant paragraphs under Chapter 16 of the NPPF

7.23 Overall, subject to the required amendments and details being submitted, either prior to the determination of the application or via condition, it is considered that the less than substantial harm to the significance of the heritage asset would be outweighed by the public benefits detailed above and thus complies with all local development plan policies and restrictive policies relating to heritage conservation set out under Chapter 16 of the NPPF.

Public and Residential Amenity

7.24 LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

7.25 LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

7.26 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

- 7.27 Paragraph 185 of the NPPF states that decisions should ensure that development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions, by ensuring that appropriate mitigation is in place to combat matters including noise and light pollution amongst other things.
- 7.28 The Market Hall is situated within the heart of Glossop Town Centre. The proposals involve internal and external works to facilitate various retail, food and meeting hub units that would operate in conjunction with normal office and retail hours.
- 7.29 Due to its context, and subject to appropriate conditions limiting the hours of operation, it is considered that the proposed works would not give rise to any harm to public or residential amenity, in accordance with LP Policies EQ6 and EQ10, and paragraphs 130 and 185 of the NPPF.

Parking Provision and Highway Safety

- 7.30 LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.31 Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.32 The site lies in a highly sustainable location within the heart of Glossop Town Centre which is extremely well served by public transport links and public car parks which are within easy walking distance.
- 7.33 When considering that the majority of visitors are likely to already be in the area and arrive on foot, the highly sustainable location of the site, and comments received from DCC Highways Authority, it is considered that in this case, there is no requirement for the application to demonstrate any further off-street parking provision, and that subject to appropriate conditions, there would not be any harm to highway safety arising from the proposed development, in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Planning Balance and Conclusions

- 7.34 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework

(NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

7.35 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.38 The applications seeks full planning and Listed Building consent for various alterations to the Grade II Listed Glossop Market Hall, in order to facilitate new retail units, and other ancillary uses that would see the building utilised as a community hub.

7.39 The nature of the scheme strongly supports local and national planning policies relating to retail and economic growth and is fully supported in principle.

7.40 At the time of writing, there are outstanding matters relating to the design of the ridge and furrow roof and its impact on the historic fabric of the building together with issues surrounding the Staircase and Mezzanine Floor. However, it is anticipated that this issue, and potentially other outstanding matters can be resolved by the time the application is considered at Committee and a further update will be provided.

7.41 With regard to other concerns raised by the Council's Heritage Consultant, a full set of conditions have been drafted which would see the requirement for the applicant to submit revised/amended details for written approval prior to any work commencing in respect of each outstanding matter.

7.42 Notwithstanding the fact that further or amended details will in the majority of cases be secured by condition prior to commencement, where any residual harm has been identified by the Council's independent heritage consultant, it is considered that this would be less than substantial and when taking into account the significant public benefits associated with the proposed scheme, that on balance, the application constitutes a sustainable form of development and is recommended for approval.

8. RECOMMENDATIONS

A. Approve subject to following conditions

1. Time Limit
2. Approved Plans
- 3-24 Heritage Conditions as recommended by the Councils Consultant

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site plan



