DELEGATED DECISION REPORT

Valid 27/09/2016 **24 Derby Street Leek** **(Full - MINOR)**

FILE REFERENCE: SMD/2016/0598 - Removal of existing ATM and replace with two ATM's.

FILE REFERENCE: SMD/2016/0623 - Listed Building Consent for removal of existing ATM and replace with two ATM's.

MAIN ISSUES

Impact on architectural/historic detail and character/setting of listed building and conservation area.

DESCRIPTION OF SITE

The site comprises a historic 19th century Grade II listed bank, dating from 1882. It is located on Derby Street in the heart of Leek Town Centre.

PROPOSAL

The exterior changes have previously been granted consent as part of a scheme that included other internal alterations too. As one proposed scheme of works the consents were subject to conditions that were not all applicable to the exterior changes. The applicant now, through budgetary constraints, only wants to make the external changes and does not want to make all the submissions necessary to discharge all the conditions that are only relevant to work that they will not be implementing.

With these applications therefore, they seek 'clean' or 'standalone' consents only for the external changes.

Exterior – Removal of existing ATM machine to be replaced by two new ATM machines. Where the existing ATM is removed the area will be infilled and made good with brickwork to match existing. Stone banding will be reinstated across the infilled opening. The two new ATM's will be sited adjacent to each other with new stone cill and details to match existing. The existing extended ATM enclosure will be removed and the wall and floor will made good to match existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Policy DC1 of the SM Adopted Core Strategy seeks to ensure that all development is well designed and reinforces local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. The SPD requires high quality design, that extensions be clearly subservient that sympathetic materials be used.

Policy DC2 (Historic Environment) seeks to “safeguard and, where possible, enhance the historic environment... in particular... significant buildings (both statutory listed and on a local register), the settings of designated assets... by:”

- Resisting harmful development;
- Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0743 - Removal of existing ATM and replace with two ATM's. Internal alterations and refurbishment to bank layout, including new automation wall. Approved

SMD/2015/0744 - Listed Building Consent for removal of existing ATM and replace with two ATM's. Internal alterations and refurbishment to bank layout, including new automation wall. Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 22/11/2016
Neighbour consultation period ends: 28/10/2016

Public Comments - None received

County Council Highways - No objections on highway grounds.

Conservation Officer – No objection subject to conditions. Consent has already been granted for the cash machine modifications.

Leek Town Council - Supports the proposed works to the exterior.

OFFICER COMMENTS

24 Derby Street is an important heritage asset and has a positive impact to the Leek Conservation Area. It was designed and built as a bank building in 1882 and has been in that use ever since. During this time the building has undergone various modifications and alterations to ensure that the building can meet the changing banking needs over time. Importantly the building has maintained much of its significance despite these changes.
The exterior alterations have already previously been granted permission and consent as part of a scheme that included other internal works. The external alterations are considered to be an improvement to the Grade II listed building and

the conservation area. Currently the 2 existing ATM's are separated from each other whereas the proposed ATM's are located adjacent to each other and are smaller than the existing ones. This is judged to be a more appropriate solution that results in fewer intrusions into the fabric of this historic building. The improvements to the exterior of the listed building that will be made following the removal of the existing ATM machines are considered to be an improvement and a benefit of the proposed development.

Therefore subject to a number of planning conditions the external alterations proposed are acceptable and planning permission should be granted.

Conclusion

The proposed external alterations have been designed to prevent the loss of any features which make a positive contribution to the character of this Grade II listed building and the Leek Conservation Area. The development sustains, and to some extent enhances, the building and its features. Accordingly it is recommended that the applications for planning permission and listed building consent are approved subject to a number of conditions.

CONCLUSION / PLANNING BALANCE

SMD/2016/0598 – Planning Permission **– APPROVE**

SMD/2016/0623 - Listed Building Consent **- APPROVE**

Case Officer: Ben Hurst
Recommendation Date: 22.11.2016

X B.J. Haywood

Signed by: Haywood, Ben
On behalf of Staffordshire Moorlands District Council