DELEGATED DECISION REPORT

SMD/2018/0585 **Valid 27/09/2018**	**24 DERBY STREET** **LEEK**	**AUTOMATION OF AN INTERNAL DOOR SET TO IMPROVE DISABILITY ACCESS TO AND FROM THE BANKING HALL** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

The impact on the character and appearance of a listed building.

DESCRIPTION OF SITE

The site comprises a bank within a Victorian building on the south side of Derby Street in the town centre and which is also within the Conservation Area. It is surrounded by other commercial uses, services and shops.

PROPOSAL

This is a Listed Building Consent application for works to the main internal double-doors into the bank from the entrance hall area next to the external entrance off Derby Street. This is to improve disabled access and an automatic door opening mechanism and two door safety barriers either side of the door are the main two components of the scheme. All works would be placed on or next to the side of the doors facing the bank foyer itself rather than the entrance hall. Further, more specific details were subsequently submitted via email on 28.11.18. The door opening mechanism works comprise a silver metal finished rectangular box above each door which have the same width of the door and are 600mm long. The safety barriers are metal framed glass structures fixed to the floor and have dimensions of 900mm (height) x 900mm (length). There would also be a door opening push pad, a small control panel next to the mechanism box and small automatic door warning signs on each of the two glass door panels. The application also includes a Design and Access Statement and Heritage Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 – Design Considerations
DC2 – The Historic Environment

National Planning Policy Framework (Revised July 2018)

Sections 16 (Historic Environment).

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> *"…decision-takers may also give weight to relevant policies in emerging plans according to:*
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process

- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

DC1 – Design Considerations
DC2 – The Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been several recent applications involving the premises, mostly Listed Building Consent applications for minor works. The most recent application was for wireless access points works (with wire casements) approved in 2017 under SMD/2017/0544.

CONSULTATIONS

Publicity

Site Notice expiry date: 20.11.18
Neighbour consultation period ends: 20.11.18.
Press Advert: 9.10.18

Public Comments

None.

Town / Parish Comments

No objection.

Conservation Officer

No objection.

OFFICER COMMENTS

The works are relatively minor and would not be visible from the street even through the main external doors when open. Despite the modern metallic appearance, the barriers and mechanism boxes would not harm the character and appearance of the building even internally. The boxes are small and above the historic doors. The barriers are by far the largest items but would be attached to the floor rather than any part of the historic fabric of the building and both the boxes and barriers could easily be removed if not needed or where replacement was necessary. There would be no damage to the traditional timber doors.

CONCLUSION / PLANNING BALANCE

The proposed works would not harm the historic fabric of the building or the overall character and appearance of the building, either externally and internally.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.11.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council