DELEGATED REPORT

Recommendation Made: 29 April 2010

Reference:- 10/00225/FUL **Parish:- Hinckley**

Applicant:- Mr T Payne
11 Bradgate Road
Hinckley
Leicestershire
LE10 1LA

Location:- 7 Stockwell Head Hinckley Leicestershire LE10 1RD

Proposal:- ALTERATIONS TO SHOP FRONT

Introduction:-

This is an application for alterations to the front facade of the ground floor of this commercial building located within the Hinckley Town Centre Conservation Area. The proposal includes the installation of a new shop style front and fascia. This is a revised scheme following the refusal of a previous scheme which was considered to be unacceptable because it did not respect the proportions and symmetry of the existing building.

The building is a three storey traditional flat front public house with bow windows at first floor, which occupies a prominent location to the rear of the footway and is visible within the Stockwell Head street scene, from King Street which is opposite to the site frontage, and from the part of Lower Bond Street adjacent to King Street.

The Design and Access Statement submitted with the application states that the building comprises a licensed premises on the ground floor with a flat above. The proposed alterations are to remove the existing windows and double doors to the Stockwell Head Elevation, and replace them with larger traditional timber shop windows and a new larger single door opening. The width of the opening now complies with Part M of the Building Regulations, therefore improving the means of access for disabled persons.

History

09/00997/FUL Alterations to shop front Refused 2.03.10 (appeal pending)

03/01195/FUL Alterations to shop front Approved 26.11.2003

Consultations:-

No comments received from

Head of Community Services (Land Drainage).

The Director of Environment and Transport (Highways) has referred to standing advice and suggested consideration of any over hang to the the highway boundary. Any windows at ground floor level shall be non-opening in the interests of highway safety.

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

BE7 - Development in Conservation Areas

BE9- Shop fronts in Conservation Areas

BE10 - Shop Security in Conservation Areas

SPG - Shopping and Shop Fronts (1.8 Security shutters and grilles)

Appraisal:-

The main considerations for the determination of this application are the design of the development and its impact on the Conservation Area.

Design and Impact on the Conservation Area.

The previous scheme was refused because the proposed alterations were considered to be out of keeping with the character of the building by virtue of the introduction of a modern style shop front that failed to respect or reflect the proportions and symmetry of the existing property frontage. As such, the proposal was contrary to Policies BE1 and BE9 of adopted Hinckley and Bosworth Local Plan and the Supplementary Planning Guidance on Shopping and Shop Fronts.

The previous application was for a shop front of more modern design without traditional features or proportions which respected the character of the building. The revised scheme is a more traditional design and the shutter box has been removed from the proposal. The design incorporates a low stallriser, pillasters and a decorative fascia which extents above the extent of the new windows. The revised scheme is considered to be in keeping with the character of the building and the conservation area.

Residential Amenity

There are no residential properties which are considered to be affected by the proposal.

Highways

The site is within the town centre where access to public car parks is readily available. The Director of Environment and Transportation (Highways) has suggested a condition in relation to no windows opening over the highway boundary, and a note ensuring that the scheme does not encroach within the highway.

Conclusion

It is considered that this proposal is in keeping with the building and will preserve or enhance the conservation area, therefore the proposal is recommended for approval as it accords with current policies and guidance, subject to conditions.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not materially harm the character and appearance of the conservation area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7, BE9 and BE10

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Block plan received 25 March 2010. Location plan received on 22 March 2010. Drawing 09040-01F received on 12 April 20010.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed shopfront shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 Any replacement windows or doors at ground floor level on the road frontage shall of a type other than outward opening and shall be so maintained in perpetuity.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE7 of the adopted Hinckley & Bosworth Local Plan.

4 In the interests of road safety, to accord with T5 of the adopted Hinckley and Bosworth Local Plan..

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. If any part of the proposed scheme overhangs the highway boundary the applicant will need to apply for permission under Section 177 of the Highways Act 1980. The applicant will need to contact Leicestershire Highways at southerndivision@leics.gov.uk

Contact Officer:- Louise Forman Ext 5682 Date Printed: 21 May 2010