DELEGATED REPORT

Recommendation Made: 2 September 2011

Reference:- 11/00323/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Stewart Elliott
Ridge Lane
Nuneaton
Warks
CV10 0RD

Location:- George And Dragon Station Road Stoke Golding Nuneaton Leicestershire

Proposal:- ALTERATIONS TO PUBLIC HOUSE (PART RETROSPECTIVE)

Introduction:-

This application seeks planning permission for alterations to the front and side windows of the George and Dragon public house and the change to the roof material to the front roof slope from concrete tiles to slate tiles.

At the time of the officers site visit on 24 August 2011 the slate tiles had already been applied to both roof slopes of the main three-storey public house building fronting onto the junction of Main street and High Street in the centre of Stoke Golding. Therefore part of the proposals are seeking retrospective planning permission for the alterations to the roof slope.

The public house is constructed from brick which is finished in a white render with a slate roof. To the rear is a series of two-storey and single-storey projections with staggered ridge heights .

The site is located at the junction of High Street and Main Street in the centre of Stoke Golding, within the Conservation Area. The public house is located adjacent to the post office and a convenience store with a two storey row of terraced houses located to the west.

An amended plan was received on 27 September showing the existing elevations of the public house with Georgian glazing bars fitted to the windows in the front elevation.

Relevant Planning History

No relevant planning history

Consultations:-

No objections have been received from Stoke Golding Parish Council.

A site notice was displayed and neighbours notified.

At the time of writing this report no comments have been received from:-

Stoke Golding Heritage Group
Directorate of Chief Executive (Archaeology)
Ward Members
Neighbours

Comments have been received from HBBC Conservation Officer that the windows shown on the proposed elevations are in fact reflective of the existing windows in the front elevation of the public house and clarification on the plans was therefore requested. The existing plans have now been amended and were received on 27 September 2011 to reflect the existing appearance of the windows on the public house, with the Georgian glazing bars shown.

Following the receipt of the amended plans the HBBC Conservation Officer has commented that the proposals are an improvement to the existing elevations (Georgian glazing bars)

Development Plan Policies:-

Adopted Core Strategy 2009

Policy 11- Key Rural Centre Stand Alone

Adopted Local Plan

BE1- Design and Siting of the Development
BE7- Development in Conservation Areas

Supplementary Planning Guidance:-

Stoke Golding Conservation Area Appraisal 2004

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed alterations upon residential amenity and upon the character and appearance of the conservation area and design.

Principle

The proposed and retrospective alterations are to an existing public house within the settlement boundary of Stoke Golding where there is a presumption in favour of development. As the proposals relate to an existing public house and they don't result in the loss of this community facility then the proposed development is considered to be acceptable in principle subject to all other matters being acceptable.

Residential Amenity

The proposals relate to external alterations to the existing windows, doors and roof materials of the public house. There are no additional window openings proposed to the public house, therefore there is no demonstrable loss of residential amenity.

Impact on the Conservation Area and Design

It should be noted that part of the works are retrospective, these constituting the works to the roof where concrete tiles have been replaced with slate roof tiles. It is considered that this change of roof tile to the public house enhances the character and appearance of the Stoke Golding Conservation Area as this roof material is commonly used buildings surrounding the site and this is a prominent building within the conservation area. The use of slate roof tiles on the public house is consistent with the Stoke Golding Conservation Area Appraisal which states that the predominant roof materials are dark blue plain clay tiles or welsh slates.

There was a discrepancy with the plans in that the existing plans did not show the UPVC Georgian glazing bars which have been installed to the front windows of the public house. Therefore an amended plan was requested from the applicant's agent to amend the existing elevation drawings to include these Georgian glazing bars. The amended plan was received on 27 September 2011 showing the existing elevations of the public house with the Georgian glazing bars on the front elevation. The removal of these glazing bars, as shown on the proposed plans are considered to be more consistent in design terms with the appearance of the conservation area where plain casement windows are a common feature within both public and privately owned buildings. The removal of the glazing bars will also serve to lessen the impact of the UPVC windows upon the public house and upon its visual impact on the street scene.

Generally the installation of UPVC windows is not considered to be an appropriate approach within Conservation Areas. However when the properties surrounding the site are taken into account, including 4 and

6 Station Road and the Post Office and Convenience Store immediately to the east it is evident that the use of UPVC within the front elevations is prevalent within the centre of the Stoke Golding Conservation Area. There are further instances where UPVC windows and doors have been installed within the front elevations of properties within the Conservation Area. Therefore it is considered in this instance that the installation of plain casement UPVC windows will be consistent with the design and appearance of windows installed to buildings located adjacent to the public house and therefore will not result in significant harm to the character and appearance of the Stoke Golding Conservation Area to warrant a refusal on those grounds. The Council's Conservation Officer has commented that the proposed UPVC plain casement windows (in place of the Georgian glazing bars) will improve the visual appearance of the front elevation to the building.

It should be noted that the timber windows which have been replaced in the side elevations of the public house were previously of a Georgian glazing bar design. Although these windows in part have been replaced with bulkier UPVC material it is considered that their design, which is of a Georgian glazing bar nature has been adopted to replicate their previous design. Therefore the proposed changes to the side and rear elevations of the public house, including a window in the second floor of the main building, a window on the eastern elevation of the two storey link building and two glazed doors to the rear elevations are indicative of this design approach. With the exception of the window in the second floor side elevation of the public house the proposed alterations to the windows and doors to the rear are not visible from the highway and are considered to preserve the character and appearance of the conservation area. Although the window in the second floor eastern elevation of the public house is highly visible it is considered that the installation of Georgian glazing bars is consistent with the remainder of the windows along the eastern wall of the building, thereby giving a uniform appearance within the street scene.

The removal of the black external flue from the eastern wall of the attached buildings to the rear is considered to improve the appearance of the side elevation and removes this obtrusive aspect of the building which is to the detriment of the visual appearance of the street scene and Conservation Area.

The removal of the external flue from the eastern wall of the buildings to the rear is considered to improve the design and appearance of the public house and enhance the character of the building within the street scene. This flue is visible from the junction of High Street and Main Street.

Conclusion

It is considered that the alterations to the roof material to a slate tile on the three storey public house building enhances the character and appearance of the building within the Conservation Area. The proposed works to the windows and doors do not result in loss of residential amenity. The introduction of UPVC plain casement windows to the front elevation of the public house reflects the design and appearance of properties that are located adjacent to the site and such works are considered to preserve the character and appearance of the Conservation Area. The proposed works to the windows and doors along the eastern elevation of the public house are reflective of the design of the timber Georgian glazing bar windows that were previously installed. The removal of the external flue is considered to enhance the appearance of the side elevation within the street scene which in turn enhances the character and appearance of the conservation area. In summary the proposed and retained works to the public house are considered to be acceptable and preserves the character and appearance of the Stoke Golding Conservation Area.

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 the retention of the roof material to the main public house building is considered to enhance the character and appearance of the conservation area. The proposed alterations and additions to the existing window and door openings, including the introduction of UPVC doesn't result in loss of residential amenity and is considered to preserve the character and appearance of the Stoke Golding conservation area.

Hinckley and Bosworth Local Development Framework Adopted Core Strategy:- Policy 11

Hinckley and Bosworth Local Plan:- Policies BE1, BE7

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: Drawing numbers 01, 03, 04, Site Location Plan and Block Plan received on 18 August 2011 and Drawing 02 received on 27 September 2011.

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.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Scott Jackson Ext 5929