DELEGATED REPORT

Recommendation Made: 16 March 2009

Reference:- 09/00032/FUL **Parish:- Hinckley**

Applicant:- Ms Katie Nation
14 Richmond Gate
Hinckley
Leicestershire
LE10 0BW

Location:- 12 Stockwell Head Hinckley Leicestershire LE10 1RE

Proposal:- ERECTION OF NEW SHOP FRONT AND SECURITY GRILLS

Introduction:-

One of an existing parade of two storey flat roof shops built to back of pavement. Located within Hinckley Conservation Area. Of typical 1970's design with large picture windows and cladding to first floor elevation. Existing building and those adjacent makes no positive contribution to the character and appearance of the conservation area. Existing A1 retail use.

Application proposes a replacement shop front of simple contemporary design with projecting roller shutter box .Signage also proposed under separate application.

Application has been subject to pre-application advice.

Consultations:-

Conservation Officer objects to the projecting roller shutter box, but is happy with the overall design of the shop front and signage.

Environmental Health raises no objection subject to control over signage luminance.

Development Plan Policies:-

BE1
BE7
SPG on Shopfronts

Appraisal:-

Following concerns raised by the conservation officer in respect of the projecting roller shutter box amended plans have been submitted proposes the use of removable security grills. Additionally the application now demonstrates that the applicant has outside space where the removed grills can be stored. Accordingly, the conservation officer's objection has been overcome.

The replacement shopfront proposes the inclusion of a centre door way and large windows either side which provides a more traditional symmetrical frontage to this retail unit. The proposed cladding material to the shop front maintains the basic elements and feel of a traditional shopfront however the proportions of a shopfront but adds a contemporary design style to this rather simplistic existing shopfront. The cladding material colour finish is yet to be finalisied but is will be a grey/blue colour and therefore considered acceptable. The exact colour finish will be controlled by condition.

On balance the replacement frontage is a vast improvement over the existing arrangements and is an appropriate design frontage to this 1970's building. The addition of an imitation late 19th century shopfront would be inappropriate in this location.

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 be to the detriment of visual amenity or highway safety. Additionally, the proposed development would preserve the character and appearance of the Hinckley Conservation Area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 and SPG on Shopfronts

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

2 This permission relates to the application as revised by amended plan 08910-SK01 Rev D received by the Local Planning Authority on 16 February 2009.

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.

Reasons :-

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

2 To define the permission.

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

5 List of plans used in the determination of this application:- Design and Access Statement received 16 February 2009 and 08910-SK01 Rev D.

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