DELEGATED REPORT

Recommendation Made: 23 November 2007

Reference:- 07/01174/FUL **Parish:-** Hinckley

Applicant:- W H Smith
Greenbridge Road
Swindon
Wiltshire

Location:- W H Smith Ltd 29 - 31 Castle Street Hinckley Leicestershire LE10 1DA

Proposal:- CREATION OF RAMP ACCESS AND AUTOMATIC DOORS TO PREMISES

Introduction:-

This application is for changes to the doors and steps on the Castle Street frontage to provide automatic doors and a ramp so that the premises are DDA compliant.

The building is Grade II Listed and a further application for the above and internal works is to be determined under reference 07/01233/LBC

Consultations:-

Conservation Officer has suggested that the automatic doors would be better kept in line with the existing doors but this was put to the agent and would have proved to be awkward to achieve. in the circumstances the Conservation officer has agreed and does not object to the application as it stands.

Director of Highways, Transportation and Waste Management has no objections.

Development Plan Policies:-

The site is located in the settlement of Hinckley and also forms part of the conservation area.

Policy BE1 seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Of particular relevance, is the importance of ensuring development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features, as well as the need to ensure the occupiers of neighbouring properties are not adversely affected.

Policy BE9 focuses on shop fronts in conservation areas. It states that such development will need to preserve or enhance their special character or appearance of the buildings and the conservation area and protect views into and out of the Conservation Area.

The new Supplementary Planning Document on Shopping and Shop Fronts gives advice on doorways and access for disabled persons.

Appraisal:-

In terms of the alterations to the front elevation, they are minor and are intended to aid dissabled access to the premises. The alterations do not affect any of the original fabric of the listed building.

The new automatic doors will be designed to match the existing double doors which are to be retained and will be provided with handles for uniformity. The news doors will be set back further than the existing doors to enable the ramp to be provided. the ramp is to be provided at the northern end of the building where the changes in level are least.

The proposal is considered to be acceptable and will not harm the character and appearance of the conservation area.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and BE9 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 Before any development commences, the details of the surfacing for the disabled ramp shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those details.

Reasons :-

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

2 To ensure a satisfactory non-slip surface is provided and that its appearance is acceptable in accordance with the adopted Supplementary Planning Document on Shopping and Shop Fronts and policies BE1 and BE9 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 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.

Contact Officer:- Mrs L Forman Ext 5682