DELEGATED REPORT

Reference:- 11/00819/FUL **Parish:- Hinckley**

Applicant:- Mrs S Turpin
2 New Buildings
Hinckley
Leicestershire
LE10 1HW

Location:- 2 New Buildings Hinckley Leicestershire LE10 1HW

Proposal:- ALTERATIONS TO SHOP FRONT

Introduction:-

Full planning permission is sought for alteration to the shop front. The works propose create three pilasters, pilaster bases and capitals all in timber work to be painted in a burgundy finish. There are no proposed alterations to the existing structural openings.

The site falls within the settlement boundary of Hinckley, within the Town Centre Boundary, the boundary of the Town Cenetre Area Action Plan and the Hinckley Town Centre Conservation Area, as defined by Hinckley and Bosworth Local Plan, 2001.

The application is accompanied by a Design and Access Statement.

An application for Advertisement Consent (ref: 11/00820/ADV) has also recently been submitted for the display of signage and this application is subject to a separate report.

Relevant Planning History:-

11/00820/ADV	Erection of signage	Pending	
03/00135/COU	Change of use to estate agents	Approved	27.03.03
96/00409/FUL	Security Shutters	Approved	23.07.96
78/02120/4	Improvements to existing Shop	Approved	16.01.79

Consultations:-

No objections from:-

Head of Community Services (Land Drainage)

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Local Development Framework:

Core Strategy (2009)

Policy 1: Development in Hinckley

Hinckley Town Centre Area Action Plan

Hinckley Town Centre Action Plan Policy 13: Hinckley Town Centre Shopping Areas

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Hinckley, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Policy BE7: Development in Conservation Areas

Policy BE9: Shop fronts in Conservation Areas

Supplementary Planning Guidance/Documents

Supplementary Planning Document (SPD): Shopping and Shop Fronts

Other Material Plan Documents

Hinckley Conservation Area Appraisal

Appraisal:-

The main considerations in the determination of this application relate to principle of development, design and impact upon the character and appearance of the Conservation Area and impact upon residential amenity.

Principle of Development

The site falls within the settlement boundary of Hinckley where there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Saved Policy BE9 Shop Fronts in Conservation Areas states that proposals for new shopfronts or the replacement or alterations of existing shop fronts which are of insufficient quality to warrant their retention will be permitted, provided that the design is of a high quality, appropriate to the character of the building, the streetscene and the wider townscape. These matters are addressed in the later sections of this report.

The site also falls within the town centre boundary and affords retail designation through Hinckley Town Centre Action Plan Policy 13: 'Hinckley Town Centre Shopping Areas' which refers to replacement shop frontages along primary and secondary shopping Frontages, however the site does not fall within a primary or secondary shopping frontage and as such this policy is not applicable to this application.

In summary, the scheme seeks to retain the existing retail use in a designated retail area and for the reasons discussed later in this report it is considered that the development is in compliance with Saved Policy BE9.

Design and Impact upon the Character and Appearance of the Conservation Area

The proposal is located within Hinckley Town Centre Conservation Area. It is a statutory requirement that any new development should at least preserve the character of the Conservation Area.

The scale and form of the shop front does not represent a significant difference to that of the existing, however the specific design details to replace the modern appearance to a traditional timber frame with traditional features in a burgundy paint finish is considered to represent an improvement to this façade. It is considered that the scheme would ensure that the shop front is more in keeping with the building and the surrounding Conservation Area.

In summary, it is considered that the design is of a high quality and appropriate to the character of the building and the surrounding areas and enhances the Conservation Area in accordance with Saved Policies BE7 and

BE9 of the adopted Local Plan.

Impact upon Residential Amenity

The proposal does not seek to alter the use of the premises and as such no issues arise in respect of residential amenity.

Conclusion

In conclusion, it is considered that the principle of alterations to the existing shop front is acceptable within this designated retail setting and the alterations are considered of a high quality and enhance the Hinckley Town Centre Conservation Area. It is considered that no other issues have been raised to suggest that the scheme would be contrary to local development plan policies. Accordingly it is recommended that planning permission be granted, 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 as the alterations to the existing shop front is acceptable within this retail setting, is considered to enhance the Hinckley Town Centre Conservation Area. and does not raise any other planning issues.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, BE7, BE9;

Hinckley & Bosworth Borough Council Local Development Framework:
Core Strategy (2009): - Policy 1;
Area Action Plan (2011) Policy 13.

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: Site Location Plan drawing no. 03 and Elevations as existing drawing no. 02 received by the Local Planning Authority on 30 November 2011.

3 The finish to be used in the development hereby permitted shall be burgundy as indicated on the submitted details and thereafter maintained as such.

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 BE1 and BE7 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 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).

5 You are reminded to comply with the conditions of Advertisement Consent ref: 11/00820/ADV.

Contact Officer:- Ebbony Mattley Ext 5691