DELEGATED REPORT

Recommendation Made: 22 May 2009

Reference:- 09/00240/FUL **Parish:- Hinckley**

Applicant:- Mr David Barsby
65-75 Upper Bond Street
Hinckley
Leicestershire
LE10 1RH

Location:- G Seller And Co Ltd 65 Upper Bond Street Hinckley Leicestershire LE10 1RH

Proposal:- FORMATION OF NEW SHOP FRONT

Introduction:-

This is an important historic building which fronts both Upper Bond Street and Well Lane in the heart of the Druid Street Conservation Area. The proposal will replace the existing shop front, which is continuous along both street frontages, with a new shop front in traditional style
It is proposed that the shop front will be constructed out of timber and painted

Consultations:-

No objection has been received from:
The Head of Community Services (Land Drainage)
The Head of Community Services (Pollution)
No response has been received from:
The Director of Environment and Heritage Services (Archaeology)
Site and Press Notice were displayed and neighbours notified but no letters have been received

Development Plan Policies:-

National Policy
Planning Policy Guidance Note 15
Local Plan Policies
BE1 Design of Development
BE7 Development in Conservation Areas

Appraisal:-

Shop Front Design
The existing shop front is a traditional design although its appearance is disjointed and in need of repair. This reflects the modifications made to the frontage over time. The original shop access door was located on the curved corner at the intersection of the two streets. It was moved in 1979 when the current owners bought the shop and the corner in filled and rendered.
The new shop front design will reflect the complete frontage is in single ownership. Timber framing which forms the sill and the fascia, will be carried round the corner to incorporate the rendered surface. The existing glass panes which are of differing widths will be regularised. Deeper transom divisions will also be introduced to permit top hung lights to be fitted at high level.
The new shopfront will have a consistent appearance along both frontages and is considered to be an improvement over the previous structure. Detailed sections are required through the frontage to ensure the design is carried through to the detail.
Impact on the Conservation Area
The new design is an improvement over the existing shop front and will enhance the appearance of this very important building in the heart of the Conservation Area.
Conclusion
The shop is located in an attractive building in a key corner of the Conservation Area. The new shop front is of a traditional design and is generally considered to be acceptable.

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 and BE7

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

2 Notwithstanding the submitted drawings, a detailed vertical section through the shop front and entrance shall be submitted to the local planning authority for written approval. The scheme shall be implemented in accordance with the approved drawings.

3 This permission relates to the application as revised by amended plan 84/5/2A received by the Local Planning Authority on 26 May 2009.

Reasons :-

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

2 In the interests of the character and appearance of the Conservation Area to accord with policies BE1 and BE7 of the adopted Hinckley and Bosworth Local Plan.

3 To define the permission.

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 The approved drawings are / dwg s 84/5/1 & 2A

Contact Officer:- Barry Whirrity Ext 5619