

**APPLICATION NO** PA/2014/0921

**APPLICANT** Mr J Mullen, Marine Technologists Ltd

**DEVELOPMENT** Listed building consent to retain colour scheme to the shop front and seven LED lights, and decorative fronting to windows

**LOCATION** 60-62 Wrawby Street, Brigg

**PARISH** BRIGG

**WARD** Brigg and Wolds

**CASE OFFICER** Emma Stanley

**SUMMARY RECOMMENDATION** **Grant consent subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Brigg Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 131 states that ‘In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and

the desirability of new development making a positive contribution to local character and distinctiveness.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements)

Policy HE2 (Development in Conservation Areas)

Policy HE5 (Development affecting Listed Buildings)

**North Lincolnshire Core Strategy:** Policy CS6 (Historic Environment)

## **CONSULTATIONS**

**Highways:** Does not wish to restrict the grant of permission.

**Built Environment Officer:** No objections as in accordance with pre-application discussions.

## **TOWN COUNCIL**

Brigg Town Council object on the grounds that the colour scheme is not in keeping with the conservation area, and should be changed, like Brigg Travel was forced to do.

## **PUBLICITY**

Advertised by way of site notice, press notice and letters sent to surrounding properties. No letters of comment or objection have been received.

## **ASSESSMENT**

Retrospective listed building consent is sought to retain a pastel orange painted shop frontage, and seven LED floodlights, on an existing restaurant, which is grade II listed and located within the Brigg conservation area.

**The main issue in the determination of this application is whether the proposal has an adverse impact on the character and appearance of the conservation area and the listed building.**

The property has recently been refurbished with a new shop front and has permission to be used as a restaurant with hotel. The alterations have all been made in conjunction with advice from the council's conservation officer, including the current proposal. It is considered that the colour scheme and frontage lighting are acceptable for both the listed building and the conservation area, and the proposal does not detract from the character or appearance of the heritage asset, as the colour is a traditional Victorian colour.

Brigg Town Council does not agree with this, and considers that the scheme is not appropriate for the conservation area. However, from a planning point of view, the proposal complies with the policies in the local plan and core strategy, and guidance in the National Planning Policy Framework, as the proposal helps to bring a listed building back into an economic use, and does not detract from either the character of the conservation area or the listed building. The application is recommended for approval.

**RECOMMENDATION      Grant consent subject to the following conditions:**

1.

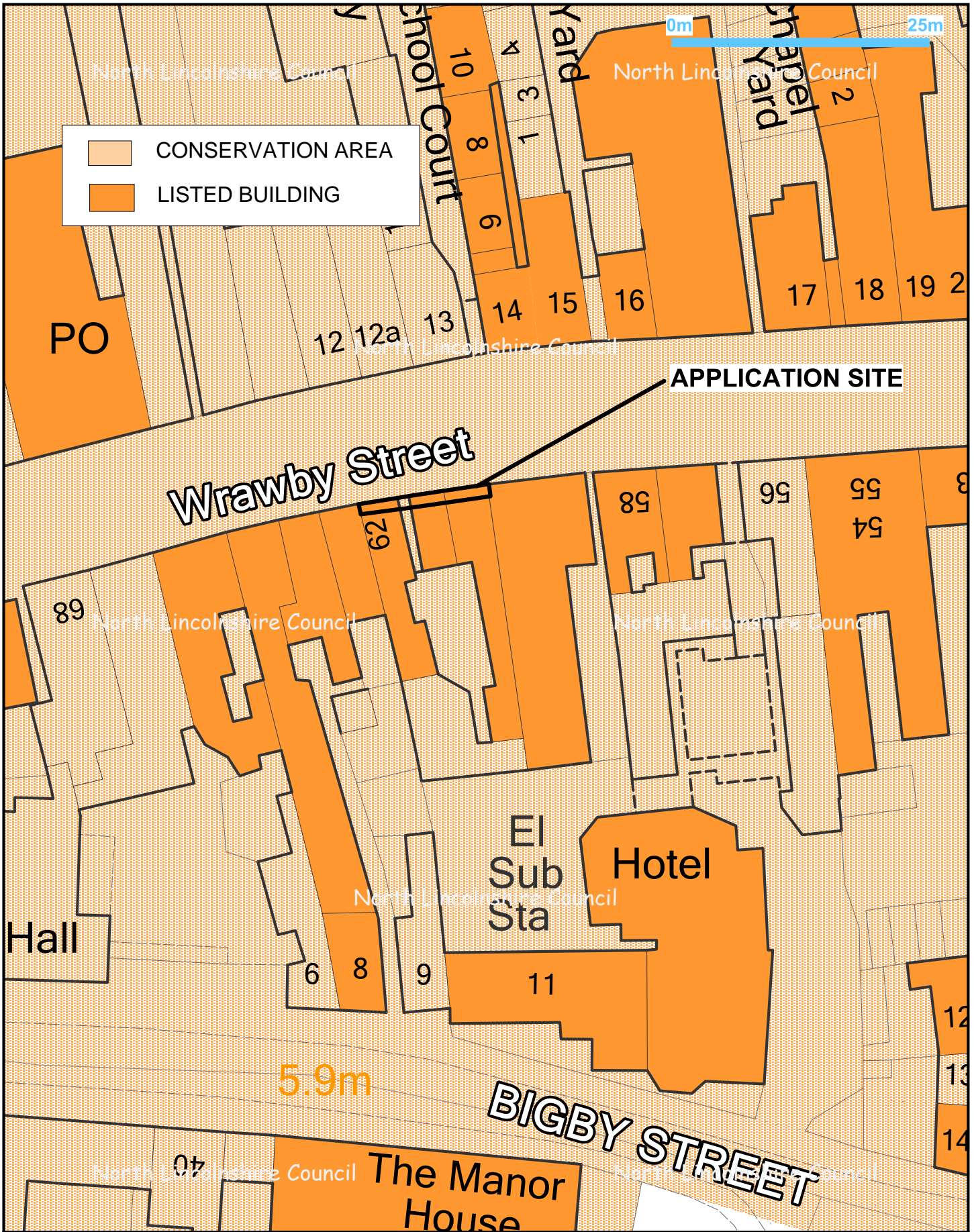
The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2014/0921/01, PA/2014/0921/02 and PA/2014/03.



Reason

For the avoidance of doubt and in the interests of proper planning.

### **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/0921			
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