

<b>APPLICATION NO</b>	<b>PA/2015/0027</b>
<b>APPLICANT</b>	Mr Moore
<b>DEVELOPMENT</b>	Planning permission to retain change of use to three shop units (A1, A2 and B1(a)), retention of shop fronts and rear external alterations
<b>LOCATION</b>	Colemans, Queen Street, Brigg
<b>PARISH</b>	<b>BRIGG</b>
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Brigg Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 23 – Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

Paragraph 129 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131 – 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 HE4 (Shopfronts, Advertisements, Canopies and Blinds in Conservation Areas)

Policy S3 (Development in Brigg Town Centre)

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

## **CONSULTATIONS**

**Highways:** No objections.

**Environmental Health:** No objection subject to conditions.

**HER:** No objection subject to a condition requiring the windows and doors in the front elevation to be painted.

## **TOWN COUNCIL**

Object to the proposal due to the use of double-glazed windows, which are not in keeping with the conservation area.

## **PUBLICITY**

Neighbouring properties have been notified in writing and site and press notices posted.

## **ASSESSMENT**

The application site is a former restaurant located within the defined town centre of Brigg. The site is located within the development boundary and is within the conservation area for Brigg. The surrounding area is characterised by a mix of different uses including residential, commercial and cultural uses; this is common on the edges of town centres. The site fronts onto and is accessed from Queen Street to the west.

The building was granted consent in 2013 (PA/2013/1507) to be subdivided into four separate commercial units within use classes A1, A2 and B1(a). Subsequently the building has been subdivided into three commercial uses, including the installation of new shop fronts and amendments to the rear of the building. This work has not been carried out in accordance with the previous approval (PA/2013/1507) and does not constitute a commencement of this consent. Consequently the current planning application seeks consent to retain the change of use of the building into three separate commercial units within use classes A1, A2 and B1(a) and to retain the new shop fronts and alterations to the rear.

**The main issue in the determination of this application is whether the conversion of the building into three separate commercial units is acceptable in this location and whether the associated works have an unacceptable impact on the conservation area.**

The development plan policies of most relevance to establishing the principle of this development are policies S3 and HE4 of the North Lincolnshire Local Plan.

Policy S3 sets out the council's approach to development in Brigg town centre. This policy actively promotes additional shopping and leisure facilities in the town centre provided they are of a size and scale compatible with the retail needs and character of the settlement.

Policy S3 identifies preferred uses within the defined town centre and both shops and offices used by the public are identified as preferred uses in this location.

Policy HE4 of the North Lincolnshire Local Plan sets out the council's approach to shop front and advertisement development within conservation areas. This policy requires new or altered shop fronts to respect the character and appearance of the buildings in which they are installed and the surrounding area. Use of materials unsympathetic to the conservation area will not be allowed.

The site has an existing, live planning consent for the conversion of the building into four separate commercial units with the same mix of use classes as that proposed in this application. Therefore the principle of the proposed subdivision of the unit into smaller, individual commercial units within use classes A1, A2 and B1(a) has already been established. Furthermore the development of additional units to be used as shops and offices used by the public is supported by policy S3 which specifically identifies these uses as being appropriate within Brigg town centre. For these reasons it is considered that the change of use of the building to three commercial units is acceptable.

Brigg Town Council raises concerns with regard to the design of the shop fronts and the impact that they have on the character and appearance of the area. In particular the town council is concerned with the use of double glazing in the shop fronts. The council's conservation officer has been consulted on the application and has raised no concerns with or objections to the general design of the shop fronts and alterations to the site and is not concerned over the use of double glazing. However the conservation officer does raise concerns with regard to the white colour of the aluminium windows and doors that have been installed in the front elevation of the units. The previous windows and doors in the front elevation of the building were black aluminium and it is considered that black is a much more traditional and appropriate colour in the conservation area; whereas the white windows and doors appear incongruous and unsympathetic to the area. Therefore the conservation officer has recommended a condition requiring the windows and doors to be painted black within two months of planning permission being granted. Subject to this condition it is considered that the physical alterations to the site are acceptable and will not have an unacceptable impact on the conservation area.

In addition, the council's Environmental Health department has recommended conditions relating to potential extraction/ventilation systems that may be required to be installed in the units and hours of operation. It should be noted that no such conditions were imposed on the existing, live consent for the subdivision of the building into four commercial units. Therefore it would be unreasonable and inconsistent to impose the recommended conditions should planning permission for the proposed development be approved. The three units are occupied and no complaints have been received from neighbouring properties as a result of noise or disturbance.

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 3255/P3 and 3255/P4.

**Reason**

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

2.

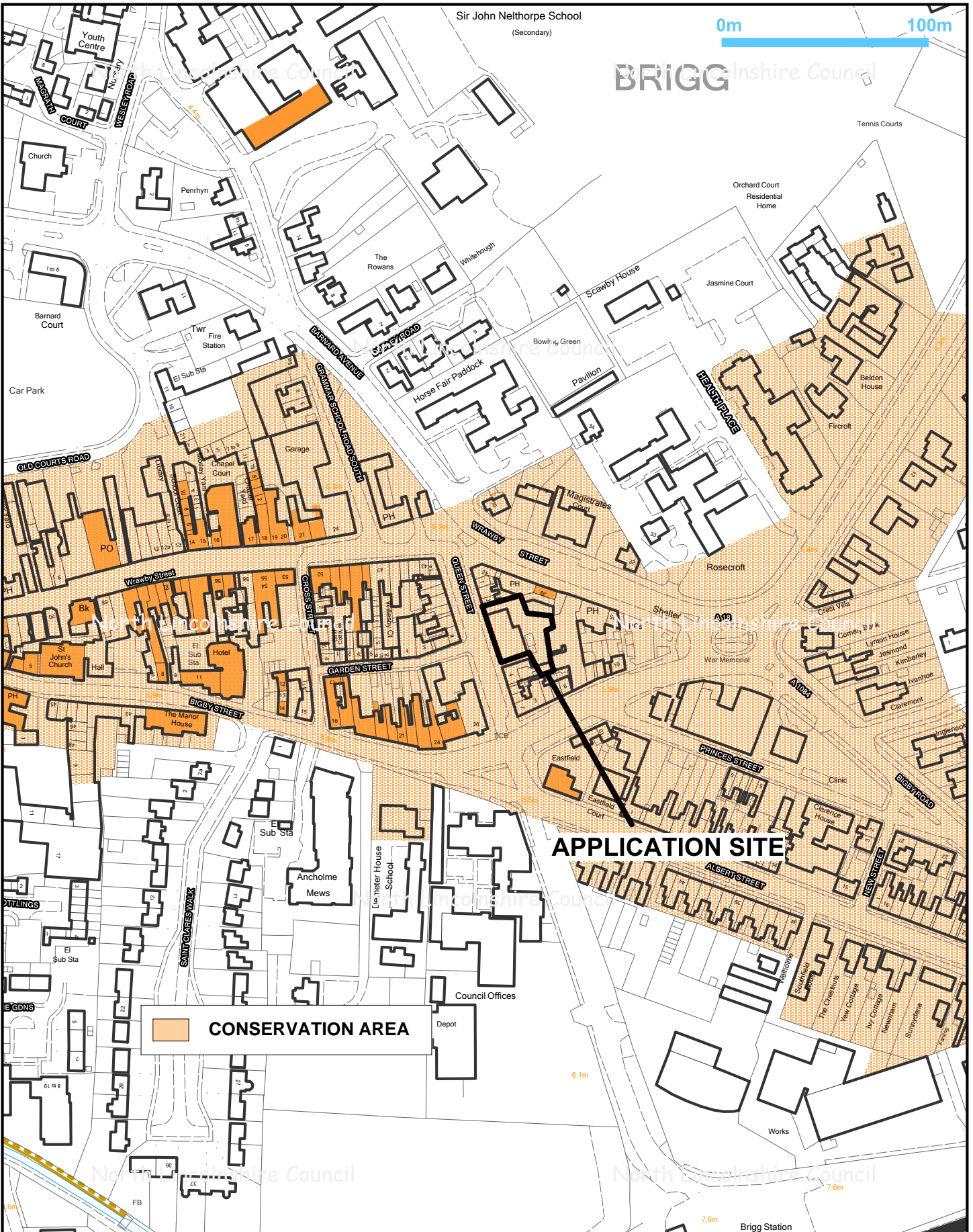
Notwithstanding the approved plans, all existing white aluminium windows and doors in the front elevation of the units shall be painted matt black within two months of the approval date of this permission and shall be maintained as such thereafter.

Reason

To protect the character and amenity of the conservation area in accordance with policies HE2 and HE4 of the North Lincolnshire Local Plan.

**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/2015/0027

Drawn by: Sue Barden

Date: 15/07/2015

Scale 1:1250



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Ordnance Survey 0100023560

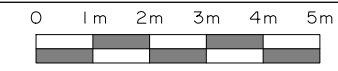


Director of Places  
Peter Williams  
BSc,DMS,CEng,MEI,MCMI,AMIMechE

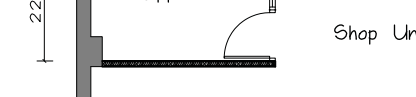
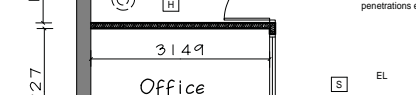
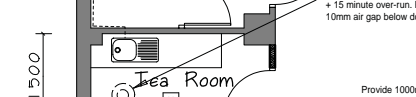
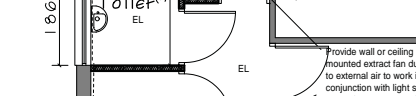
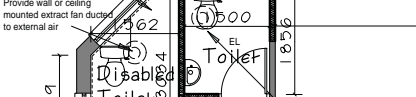
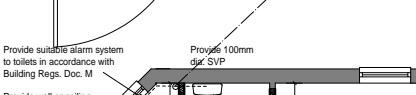
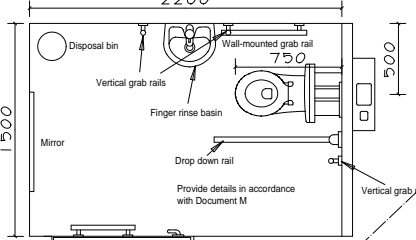
NOTE:  
Central mullions installed as a recommendation from the manufacturer due to expense of glazing and Health and Safety Regulations.

Existing white aluminium windows and doors to be painted Matt Black. Application to be carried out in spring/summer or when the weather is suitable.

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West Elevation  
2200



NOTE:  
Door positions changed by the client. Provide new door in accordance with existing floor level.  
Provide suitable alarm system to toilets in accordance with Building Regs. Doc. M.  
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Provide soil manifold to WC outlet to accept washbasin & sink wastes.

Provide wall or ceiling mounted extract fan ducted to external air to work in conjunction with light switch + 15 minute over-run. Provide 10mm air gap below door.

Lighting:  
All lighting to be High Efficacy Lamps i.e. High Pressure Sodium, Metal Halide, Induction Lighting, Tubular Fluorescent.  
All 25mm dia. (T8) with Low Loss or High Frequency Control Gear.  
Compact Fluorescent.  
All ratings above 11W.  
Electrical Contractor to provide a Lighting Scheme, to be approved by The Building Inspector, prior to commencement of the Lighting System on site.

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Provide 1000mm min. fire stopping to all penetrations either side of compartment walls.

Compartment Wall to be 200mm blockwork built off existing concrete floor.

Provide Laminated Safety Glass to shop window and entrance door, marked accordingly. Provide manifestation to shop windows.

Provide "Level Approach" to shop entrances max. 1 in 20 gradient. Provide 800mm clear opening to entrance.

Provide standing wash hand basin 780-900mm height.

Provide Crocodile ties between new/existing wall juncture.

Existing floor slab subject to additional loadings to be exposed, assessed and approved by Building Inspector prior to commencement of work on site. If floor slab is found to be inadequate further details for the structural improvements to be submitted and approved by the building inspector.

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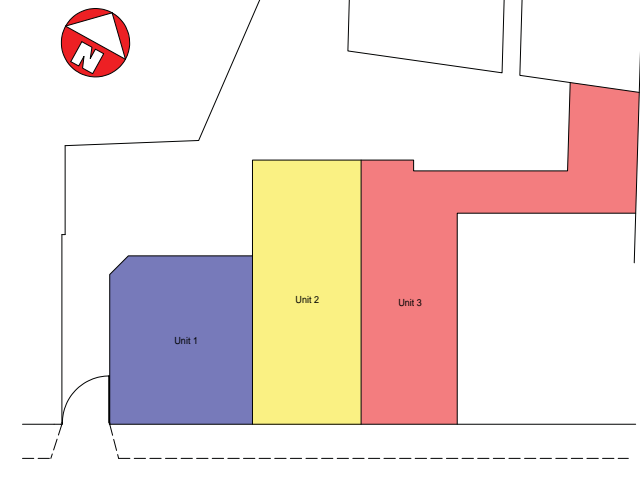
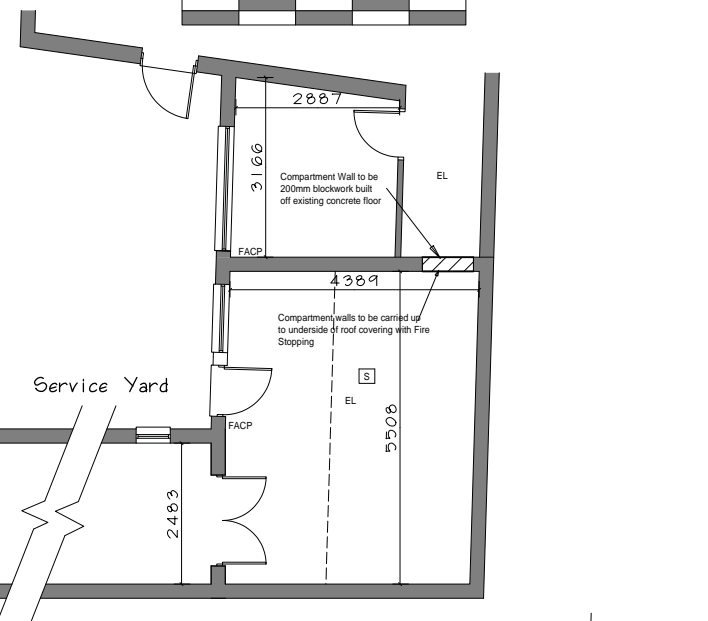
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Site Plan Queen Street

PA/2015/0027  
Proposed Layout

Ground Floor Plan

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