

APPLICATION NO	PA/2015/0962
APPLICANT	Mr & Mrs T Patel
DEVELOPMENT	Application for a non-material amendment to PA/2014/0231 namely to move the position of the entrance door and change window and door material to aluminium
LOCATION	89 Fleetgate, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant a non-material amendment
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton-upon-Humber Town Council

POLICIES

National Planning Policy Framework: Paragraph 56 – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 – Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 137 – Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy HE2 (Development in Conservation Areas)

Policy HE4 (Shopfronts, Advertisements, Canopies and Blinds in Conservation Areas)

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment)

CONSULTATIONS

This is an application for a non-material minor amendment to an existing planning permission and as such there is no statutory requirement to carry out consultation.

TOWN COUNCIL

Object to the proposal on the grounds that the use of aluminium for the windows and door is unsuitable and not in keeping with the surrounding conservation area and that there is a lack of information provided to make an objective assessment of the planning application.

PUBLICITY

This is an application for a non-material minor amendment to an existing planning permission and as such there is no statutory requirement to publicise the application. No consultation was carried out with local residents due to the minor nature of the proposed works.

ASSESSMENT

The application site is an existing convenience store at 89 Fleetgate, Barton-upon-Humber. The site is located within the development boundary and conservation area for Barton, but is outside the defined town centre. There is a mix of uses in the immediate area, including both commercial and residential uses, and the site is located opposite the bus/train public transport terminal.

The site has an existing consent for extensions and alterations to the shop unit (including a new shop front) and alterations to the adjacent residential properties. This consent was granted by the Planning Committee last year (PA/2014/0231). The current application seeks consent for a non-material minor amendment to the existing planning permission. The proposed amendment consists of altering the position of the door within the shop front and to construct the windows and door of the new shop front out of aluminium.

The main issue to consider in the determination of this application is whether the relocation of the front door and the use of aluminium in the construction of the windows and door will materially alter the appearance of the building or detract from the character of the conservation area.

The most relevant policy in the determination of this application is policy HE4 of the North Lincolnshire Local Plan. This policy sets out the council's approach to proposals within conservation areas specifically with regard to shop fronts, advertisements, canopies and blinds. This policy seeks to protect traditional shop fronts within conservation areas but is supportive of new shop fronts and the alteration of existing shop fronts which do not warrant retention provided that the design respects the character and appearance of the buildings and their surroundings.

The site already has consent for a new shop front under PA/2014/0231 and this will replace the existing shop front which is of a modern design with little architectural or historic value. The new shop front approved under PA/2014/0231 was split into two parts: the left-hand element consisted of four window panes and the right hand element consisted of two window panes and a door. The proposed amendment would see the door relocated to the left hand part of the shop front which will then be made up of three window panes and the door, whilst the right hand part of the shop front will now contain three window panes. The design of the door and the windows themselves will be unaltered; it is only the location of the door that will alter. This is a very minor alteration to the approved plan and will not materially alter the appearance of the building; indeed the relocation of the door will give the shop front a more balanced appearance by siting it in a more central location. On this basis

the relocation of the door will have no significant impact on the character or appearance of the conservation area. The new shop front will be an improvement on the previous shop front by incorporating a more traditional design and features such as timber pilasters.

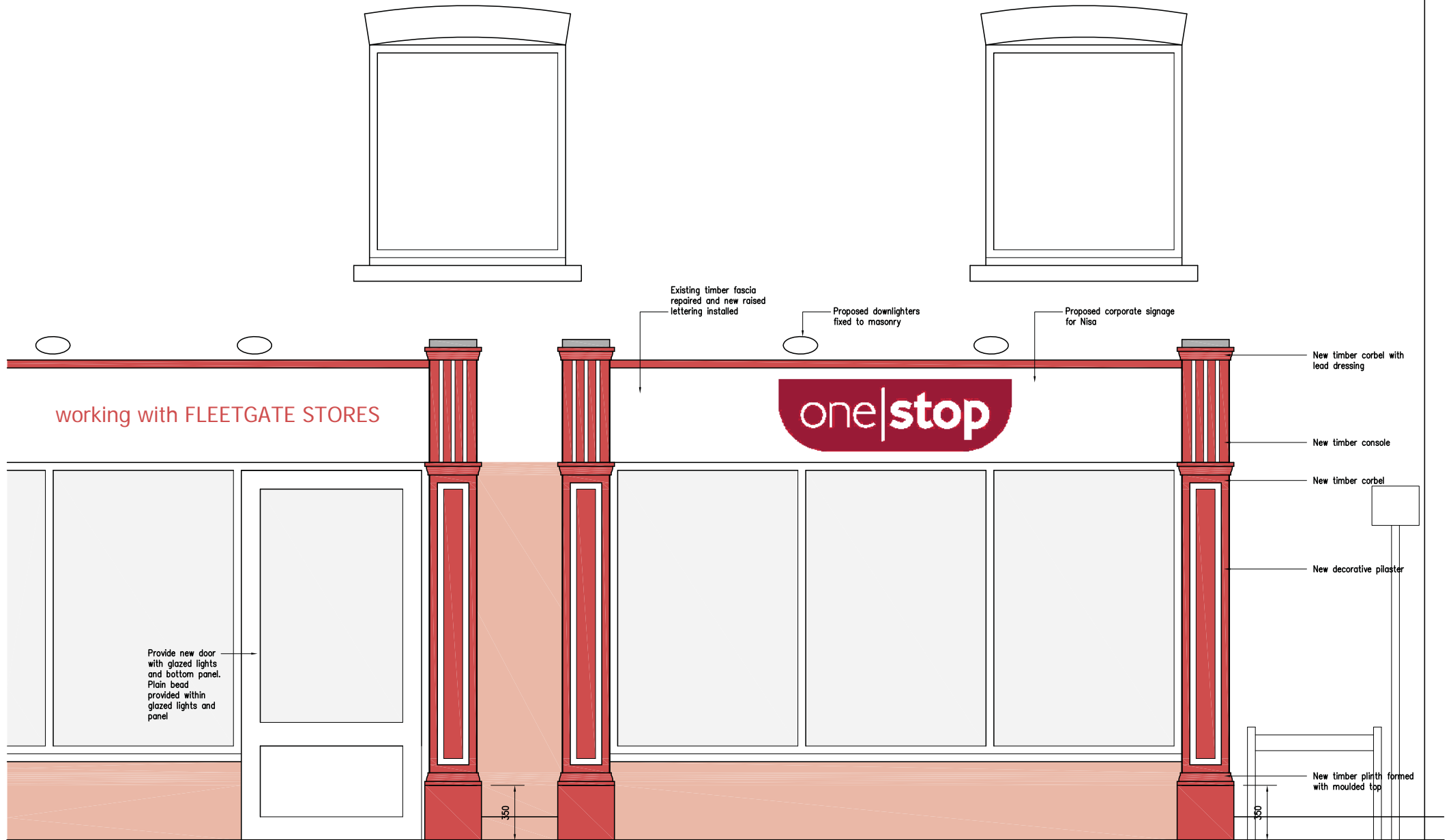
The design and access statement submitted with the previous application stated that the windows and door would be constructed of timber; however the application forms had stated that aluminium would be used. This application seeks to regularise matters by seeking approval for the use of aluminium windows and door. Whilst timber joinery products are normally required within the conservation area, in this instance the development constitutes the alteration of an existing shop building located on the very edge of the conservation area and with a mix of timber and UPVC windows and doors at present. This building is not identified as being of townscape merit and has a neutral impact on the conservation area at present. The new shop front represents a significant improvement over the previous shop front and will be beneficial to the character and appearance of the area. Given the nature and appearance of the existing building and its mix of joinery materials it is considered that the use of aluminium is acceptable in this location and will not be harmful to the conservation area.

It should be noted that the material of the windows and door was not shown on the previously approved plan and that no condition was imposed on PA/2014/0231 requiring timber to be used in their construction.

RECOMMENDATION Grant a non-material amendment.

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.



Front Elevation

