

<b>APPLICATION NO</b>	<b>PA/2015/1334</b>
<b>APPLICANT</b>	Mrs I Blackburn
<b>DEVELOPMENT</b>	Planning permission to remove shop front and replace with walling and matching sash window
<b>LOCATION</b>	Hazeldene, High Street, Barrow-upon-Humber
<b>PARISH</b>	<b>BARROW-UPON-HUMBER</b>
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Leanne Pogson-Wray
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Agent request to address the committee Member 'call in' (Councillor Peter Clark – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** Paragraph 131 states that the local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its consideration, and the more important the asset, the greater the weight should be.

Where there is a harmful effect on the significance of a heritage asset which is less than substantial harm, paragraph 134 requires the public benefit of the proposal to be weighed against the harm.

**North Lincolnshire Local Plan:** Policies HE2 and HE4 apply.

**North Lincolnshire Core Strategy:** Policy CS6 applies.

## **CONSULTATIONS**

**Highways:** Advise an informative.

**Conservation:** Object to the proposal on the grounds that no supporting evidence has been provided in this application additional to the previous application (PA/2015/0779) to justify the harm to the conservation area.

## **PUBLICITY**

Neighbouring properties have been notified by letter, and site and press notices posted. Fifteen letters of support and one letter of objection have been received. The letters of support raise the following points:

- The proposal would improve the appearance of High Street.
- The dwelling space within the property would be increased.
- The appearance of the conservation area would be improved.
- Wooden sash windows and a door would look more appealing than a boarded-up shop front.
- Other shop fronts previously removed set a precedent.

The letter of objection raises the following issues:

- The historic shop front was tailor made for the building and its design is unique.
- Its loss would not be offset by the retention of other historic shop fronts in the village or district.
- It has evidential, historic, aesthetic and communal significance.
- Improvement could be made by removing the metal sheeting and repairing the shop window. It does not need to be replaced to improve the appearance.
- Residential use does not require removal of the shop front. There are other residential dwellings with shop fronts in Barrow and Barton.
- Effort should be made to retain the heritage significance of the historic fabric unless its retention can be demonstrated to be not possible or justified in heritage terms.

## **ASSESSMENT**

The application property is a residential dwelling set within an area of mixed residential and commercial uses on Barrow High Street. The building is identified as a building of townscape merit making a positive contribution to the character and appearance of the conservation area. The building has a traditional shop front to part of the frontage. The shop front is a very good example of a traditional 19<sup>th</sup> century shop front and retains many original elements. The shop front has been boarded up for a number of years with metal sheeting. It is proposed to remove this shop front and replace it with a traditional timber sash window to match the existing domestic windows and brick up the remaining area. Planning permission was refused for this development earlier this year under application number PA/2015/0779 on the grounds that it would be detrimental to the character of the conservation area.

**The main issue in determining this application is whether the proposal would have an adverse impact on the character and appearance of the conservation area.**

The Barrow-upon-Humber Conservation Area Appraisal and the above planning policies state that existing historic shop fronts in Barrow should be retained wherever possible and carefully repaired. It goes on to state that the council will, in dealing with applications involving shop fronts, place a high priority upon retaining them. Every effort should be made to retain all traditional architectural features of these buildings, the removal or loss of which will need to be fully justified within the context of any adverse impacts which the loss will have on the character and appearance of the conservation area.

It is considered that this shop front retains all the proportions and fine detailing of a Victorian feature that illustrates the history and development of the High Street in the early 19<sup>th</sup> century. This was an important period in the history of Barrow and it is the best surviving example of this type of shop front in the Barrow conservation area.

Whilst it is accepted that it is not ideal to have a shop front in a residential property, there are many examples of such within Barrow and Barton and other historic areas. Many of the letters of support state that allowing the proposal would improve the character and appearance of the building and the conservation area as the existing boarded-up shop front is an eyesore and detracts from the appearance of the area. However, it is considered that it is not the shop front that detracts from the character of the area but the metal sheeting which boards it up. If this sheeting was removed and the glazing reinstated, perhaps with strengthened glass, the traditional character and appearance of this building would be preserved and enhanced. Additionally this property has very narrow joints in the brickwork and as such it is considered that it would be very difficult to get a good match of replacement brickwork to match the traditional workmanship in this instance.

No supporting information has been submitted additional to the previous refusal which justifies the harm to the conservation area or details why options for repairing the shop front are not viable. As such the proposal does not comply with policies HE2 and HE4 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy and the provisions of the National Planning Policy Framework.

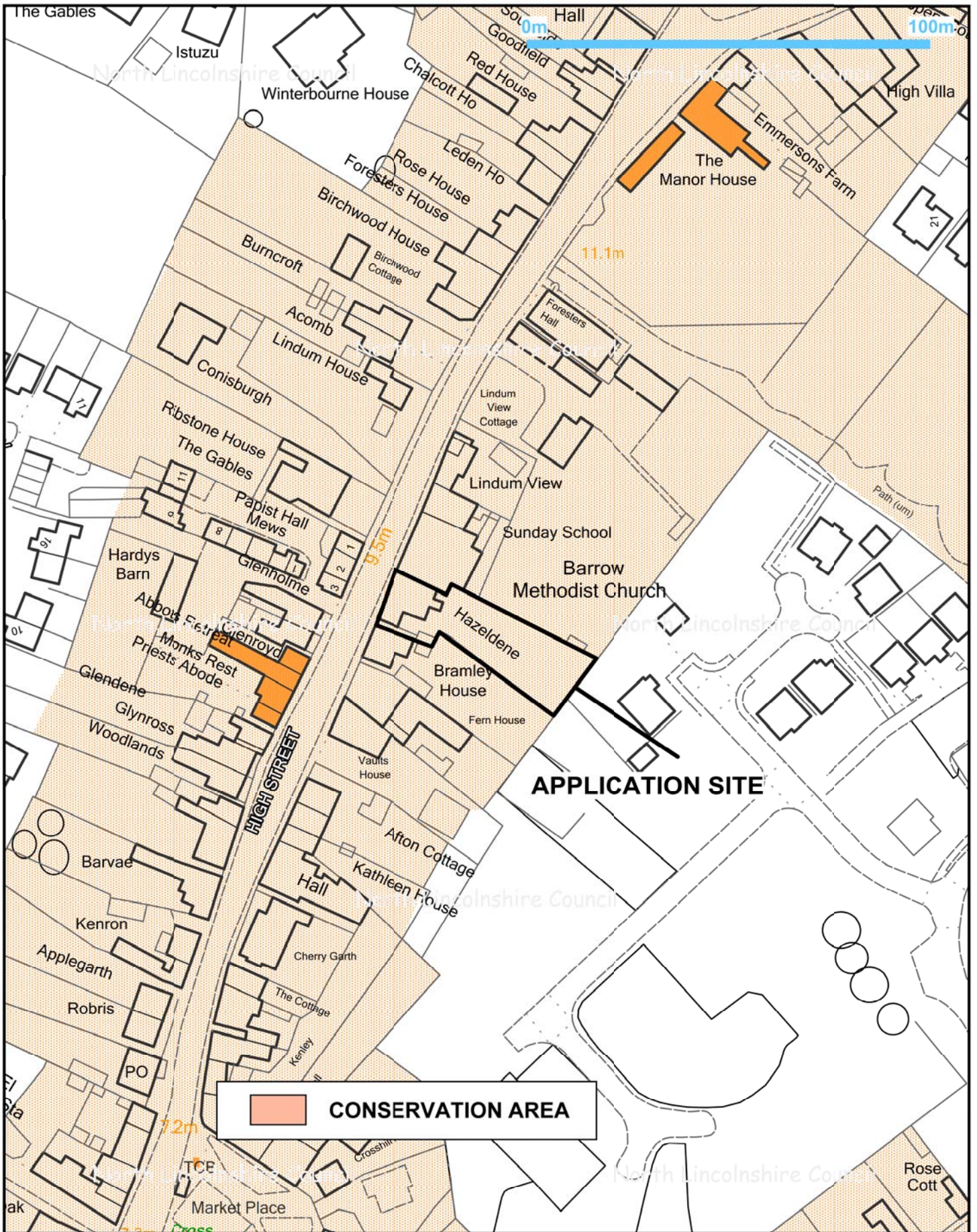
**RECOMMENDATION      Refuse permission for the following reasons:**

The loss of the shop front, which is considered to be the best surviving example of this type of shop front in the Barrow conservation area, would be detrimental to the character of the conservation area. It would therefore be contrary to national and local planning policy, including the National Planning Policy Framework (Chapter 12), North Lincolnshire Local Plan policies HE2 and HE4 and guidance in the adopted Supplementary Planning Guidance of the Barrow-upon-Humber Conservation Area Appraisal 2005.

**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.



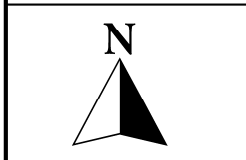


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Drawn by: Sue Barden

Date: 16/12/2015

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



PA/2015/1334

Existing Elevation – As shop front



Existing Elevation – Boarded up

PA/2015/1334 Existing and Proposed Elevations Not to scale



existing front



proposed front