DELEGATED DECISION REPORT

SMD/2019/0276 **Valid 10/05/2019**	**BRITANNIA CHAMBERS** **WEST STREET** **LEEK**	**REPLACE EXISTING CEDAR PANELS ON FIRST AND SECOND FLOORS WITH PLAIN RENDERED PANELS TO MATCH EXISTING COLOURED RENDER** **(FULL - MINOR)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The proposed application site lies on West Street, Leek, which is situated within a conservation area. Britannia Chambers flats are directly above the Co-Op food store. To the North of the site, the West Street highway fragments Britannia Chambers from 18, 20 and 22 West Street. East of the proposed site is a car parking area situated on Salisbury Street. Terraced housing on Britannia Street is located south of the application site, in particular numbers 8 to 20. A number of listed buildings comprise the Western side of the site – although Britannia Chambers is not a listed building itself. The site is mixed use development of retail and residential.

PROPOSAL

The proposed application seeks to replace the existing cedar panels on the first and second floors with plain rendered panels to match the existing coloured render. The proposed grey rendered panels would be used to match and supplement the existing material comprising the exterior of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5a Leek Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 7-14, 124-132, 184-188
Section 2 – Achieving sustainable development, Section 12 – Achieving well-designed places, 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1981/0108 – Change of use to amusement arcade.
SMD/1984/0832 – Change of use from shop to offices.
SMD/1996/0339 – Certificate of Lawful Use in respect of existing use (repair servicing and renovating of vehicles).
SMD/2014/0012 – Change of use from offices to mixed use development of retail and residential.
SMD/2015/0364 – Variation of condition 5 (access, parking, servicing and turning areas) on SMD/2014/0012.
SMD/2015/0642 – Display of x2 externally illuminated fascia signs, x1 internally illuminated projecting sign, x1 non-illuminated vinyl, x3 post mounted non-illuminated car park signs.
SMD/2016/0479 – Variation of condition 2 (removal of use as a 'single' A1 retail unit on part of the ground floor) on planning application SMD/2014/0012.
SMD/2016/0593 – Advertisement consent for x2 internally illuminated logo signs (A, B), x2 non-illuminated acrylic letters signs (C, D), x1 internally illuminated projection sign (E), x1 non-illuminated post mounted aluminium panel sign (F).

CONSULTATIONS

Publicity

Site Notice expiry date: 05/07/2019
Neighbour consultation period ends: 20/06/2019
Press Advert: 29/05/2019

Public Comments

None

Town / Parish Comments

Leek Town Council believe that this application is not unneighbourly, therefore do not object.

OFFICER COMMENTS

Principle of Development

As affirmed in Policies SS1 and SS1a, it is a priority in the expectation of the Council for development to make a positive contribution to the social, economic and environmental improvement of Staffordshire Moorlands. The proposed development would be within the Leek Town Development Boundary, thus making it acceptable in principle, providing it abides by local and national planning policy.

Design

Due to the proposed development being situated within the conservation area, the design of the building must be considerate and appropriate to its surroundings. The surrounding area is largely made up of 18th Century buildings, varying between 2 and 3 storeys, constructed from facing brickwork and plain clay tiled roofs. In its current state, the building does not enhance the conservation area, due to the cedar panels not being in keeping. Removing the cedar panels from all elevations of the building and replacing them with plain rendered panels to match the existing colour would result in a better design, further complimenting and enhancing the conservation area, in accordance with Policy DC1. Additionally, the alteration would enhance the historic environment which the building is situated within. It must be noted that cedar panels have caused a damp issue in the flats. Thus, the revamp from cedar panels to plain rendered panels would achieve a better aesthetic in contribution to the street scene, as well as a more practical purpose via construction.

CONCLUSION / PLANNING BALANCE

In accordance with local and national policy, this planning application can be deemed for approval. The well designed alteration will enhance the building and street scene in the conservation area, achieving positive sustainable development.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 05/07/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council