

DELEGATED DECISION REPORT

SMD/2021/0166
Valid 06/04/2021

14 CAWDRY BUILDINGS
FOUNTAIN STREET
LEEK

ALTERATIONS TO SHOP
FRONTAGE AND DEMOLITION
OF PART REAR SINGLE
STOREY BUILDING

(FULL - MINOR)

MAIN ISSUES

- Conservation Area and street scene

DESCRIPTION OF SITE

Shop thought possibly to have originated as a vehicle repair or other workshop type premises but for long recent past a carpet shop.

PROPOSAL

Shortening of a single storey rear building by part demolition. Re-roof of remainder of the single storey that is retained using “profiled insulated metal cladding”.

Replacement shop front. Revised plans negotiated for the shop front to meet Conservation Area standards and complement the generally high quality / character of neighbouring buildings in the row.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
E1 New Employment Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS**Publicity**

Site Notice expiry date: 18th May 2021

Neighbour consultation period ends: 27th April 2021

Press Advert: 12th May 2021

Public Comments

None

Town / Parish Comments

Leek Town Council – none received

Staffordshire Police

As a minimum, it is recommended the entrance door (of suitably substantial wooden construction) should be secured by 2 BS3621 5-lever mortice deadlocks. The doorframe could be reinforced internally (if required) by short Birmingham bars, painted to match the frame accordingly. With regard to the replacement shopfront, installing glazing that provides a robust deterrent to intrusion and criminal damage is clearly advisable. To this end, the installation of laminated glass independently certified to the security standard BSEN356:2000 and to a relevant Resistance Class (agreed in discussion with the installer/glazier) is recommended.

SMDC Conservation Officer

10th May 2021

No objection to the proposal but prior to determination we need drawn details of the proposed shopfront (based on traditional construction/elements): Projecting cornice, pilasters and plinth, joinery details of frame and door, materials and colour. Approve materials for roof.

Given what's on the roof at the moment an insulated metal cladding would be an improvement. The standing seam metal roofing in grey looks best.

Regarding the shop front a protracted negotiation was required with the Conservation Officer in the end providing a sketch format on which the now proposed shop front in **dwg PL 04 B** has been based and CO has confirmed acceptable (e-mail 19.08.2021).

OFFICER COMMENTS

Principle of Development

No change of use is involved and the principle is a matter of whether or to what extent the changes preserve or enhance the character or appearance of the Leek Conservation Area – a designated heritage asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”.

Design

Part demolition of the long shed at the rear will be an improvement as the structure does not contribute positively. As the CO has noted, the proposed modern sheet material for the roof will improve on the rusting corrugated metal.

The shop front now proposed in dwg PL 04 B in response to CO advice is appropriate and represents an enhancement to the Conservation Area.

The applicant has confirmed that the colour scheme proposed for the shop front joinery would be a rich grey ‘magpie’ by Fenwick and Tillbrook (colour swatch provided by e-mail).

Amenity

No issues. Public amenity of the street scene front and back improved.

Highway Safety

No issues.

CONCLUSION / PLANNING BALANCE

In consideration of the above, approve. Add advisory re the Police advice.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 19th Aug 2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council