

## Conservation Consultation Response:

<b>From:</b> Ian Heywood Planning Conservation Officer		<b>To:</b> Lucy Lowcock DM Case Officer
<b>Application no.</b>	20/00953/FUL	
<b>Location</b>	1 - 7 Lord Street Fleetwood Lancashire FY7 6DX	
<b>Description</b>	Alterations to entrances and windows	
<b>Date</b>	14.01.2021	

Comments are made with reference to the following legislation, national and local planning policies and national guidance:

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA), S.66 and S.72;
2. The National Planning Policy Framework (updated July 2018) (NPPF), paragraphs 184 – 202 (as appropriate);
3. The Adopted Wyre Local Plan 2011-2031 (WLP31), policy CDMP5;
4. The National Planning Practice Guidance (NPPG);

### Comments:

The proposed development is considered to preserve the appearance of the Fleetwood Conservation Area. It is therefore considered to be in conformity with S.72 of the PLBCA.

The proposed development is therefore consequently considered to sustain the significance of this designated heritage asset and to thus be in conformity with the NPPF and policy CDMP5 of the WLP31.

### Considerations:

#### Site or building description:

The site is comprised of a modern (1980s) purpose built block of apartments with offices to the ground floor, designed in a pastiche style that mimics certain elements of other historic buildings in the locality.

#### Sources of significance/key important features/elevations/details:

Whilst the building is complimentary to the style of surrounding buildings, and therefore the conservation area as a whole, being a modern building of unexceptional style it has little or no significance in its own right.

#### Assessment of the potential impact of proposals:

The proposed development seeks to perpetuate the existing style and detail of the building and preserves the overall appearance of the building. Copying the style and proportions of the existing upper floor windows on the altered ground floor would, in my view, enhance the appearance of the building

overall. As a result it would retain the existing relationship of the building to the Fleetwood Conservation Area.

The only slightly jarring element is the proposed window WG06 to elevation E1 and the existing, proposed main, entrance door to elevation E2. These have their heads set at a height that is considerably lower than the adjacent windows and as a consequence upset the otherwise equal rhythm of openings on each of the principal elevations. This would be improved by raising the height of both by adding what in effect would be a fan light to the principal entrance door and by raising the height of proposed window WG06 to the same height as the adjacent windows. In my view these small changes would considerably enhance the appearance of the building.

**Suggested specific conditions (appertaining to heritage issues):**

Matching materials and external joinery to correspond with the existing ones.