

**From:** [Michael Tagg](#)  
**To:** [Jamie Elliott](#)  
**Cc:** [Planning](#)  
**Subject:** 20-00529-LBA & 20-00581-FUL - 108-110 Bridge Street, Worksop  
**Date:** 24 August 2020 12:28:41

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Jamie

The proposal site, 108-110 Bridge Street, is a grade II Listed Building (designated 1<sup>st</sup> April 1985) and is within the Worksop Conservation Area (last designated 6<sup>th</sup> April 2011). The site is also in the setting of a number of other Listed Buildings, including the Lion Hotel, 102-104 Bridge Street and Worksop Town Hall (all grade II).

The significance of the building is discussed in Conservation's comments on the previous applications for this building, references 19/00501/FUL & 19/00502/LBA. The significance can be summarised as:

*The building's earliest identifiable phase is 17<sup>th</sup> century, although on the exterior, much of what is visible is mid-18<sup>th</sup> and 19<sup>th</sup> century. Evidence internally, including a 17<sup>th</sup> century staircase, points to the building being a large townhouse which was around 1m shallower than at present. The current façade was added in the 18<sup>th</sup> century, likely dating to the same period as the hopper (1745), and was tacked onto the front of the building, extending it further towards the road by around 1m. This included a stone balustrade across the top, with deep timber brackets underneath – a small section of this survives. Evidence of the added façade is visible in the upper floors, where a section of timber appeared to show how the extension worked at that level. Decorative timber panels and coving on the first floor front room are likely to be from the 1745 alterations too. However, the stair case is very substantial and the balustrade appears similar to 17<sup>th</sup> century examples seen elsewhere. The shape and steep pitch of the roof also indicates an earlier date, as do the form of some of the roof timbers. The façade was remodelled in the 19<sup>th</sup> century, particularly with the installation of window surrounds, larger pane windows (including French doors) and separate shopfronts for the formerly 2 different properties. On the south gable of the main building (now largely obscured by the Lion Hotel), there was previously a sundial which would have been visible from Bridge Street further southwards – this indicates that the building predates the upper floors of the Lion Hotel, which themselves are later-17<sup>th</sup> or early-18<sup>th</sup> century. The present shop front dates to the later-20<sup>th</sup> century, and is of limited historic character. This relates to the amalgamation of the previous 3 shops into one in the 1980s.*

This application is for a revised shopfront design to that approved by the previously mentioned applications. The new shopfronts will still be of a historic design and similar to the previous approval, although will now have a separate pedestrian door at the right side/north end. Given the similarities to the previous scheme, it is considered that the special interest of the Listed Building, the setting of nearby Listed Buildings and the character and appearance of the Conservation Area would be preserved. Therefore, no Conservation concerns, subject to the conditions set out below:

**For 20/00529/LBA:**

1. Before the new shopfronts hereby approved are installed, details and specifications of their design, materials and finish, in the form of cross-sectional drawings of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The completed shopfronts shall only be in accordance with the agreed details. *Reason: To ensure the new shopfronts preserve the special architectural and historic interest of the Listed Building.*

**For 20/00581/FUL:**

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In reaching these views, I have had regard to:

**For 20/00529/LBA:**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy; Paragraphs 190, 192, 193, 199 & 200 of the NPPF; Guidance contained in the Worksop Conservation Area Appraisal & Management Plan (April 2011); and Guidance contained in the Shopfronts & Signage SPD (July 2014). This is subject to the conditions below.

**For 20/00581/FUL:**

Sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Policy DM8 of the Bassetlaw Core Strategy; Paragraphs 190, 192, 193, 199 & 200 of the NPPF; Guidance contained in the Worksop Conservation Area Appraisal & Management Plan (April 2011); and Guidance contained in the Shopfronts & Signage SPD (July 2014). This is subject to the conditions below.

Regards, Michael

**Michael S. A. Tagg BA (Hons), MSc, IHBC**

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You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

Michael Tagg  
Planning Officer (conservation)