



PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - GENERAL

Valid Date: 30 June 2020

Extension of time agreed till: 29 January 2021

Application Ref.	20/00581/FUL	
Site Address	108-110 Bridge Street Worksop Nottinghamshire S80 1HT	
Proposal	Revised Shop Frontage Design	
Case Officer	Jamie Elliott	
Decision Level	Delegated	
Recommendation	GRANT	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer		21/1/21
Authorised signing Manager		22nd January 2021

Policy Considerations	<p>Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:</p> <p><u>National Planning Policy Framework</u> The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.</p> <p>Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.</p> <p>Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework</p>
------------------------------	--

	<p>indicate development should be restricted. The relevant policies are as follows:</p> <p>Part 12. Achieving well-designed places Part 16. Conserving and enhancing the historic environment</p> <p><u>Bassetlaw District Council – Local Development Framework Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):</u></p> <ul style="list-style-type: none"> • CS1 - Settlement hierarchy • CS2 - Worksop • DM4 - Design & character • DM8 – The Historic Environment
Other Legislation	<p><u>Planning (Listed Buildings and Conservation Areas) Act 1990:</u> Section(s) 16(2); 66(1); 72(1)</p>
Other relevant guidance/SPDs	<p><u>Bassetlaw District Council – A Guide to Good Shopfront Design & Signage – Supplementary Planning Document (Adopted July 2014)</u></p> <p><u>Worksop Conservation Area Appraisal & Management Plan 2011</u></p> <p><u>A Guide to Heritage Impact Assessments. Bassetlaw District Council.</u> http://www.bassetlaw.gov.uk/media/378862/Heritage-Impact-Assessment-Guidance-October-2013-Update.pdf</p>
Relevant Planning History	<p>19/00501/FUL and 19/00502/LBA Planning permission and listed building consent granted to convert upper floors to 9 flats and install new shop front. June 2019.</p> <p>02/08/00116 and 02/08/00118 Planning permission and listed building consent granted to alter and extend the building. October 2008.</p> <p>02/98/00248/L Listed building consent refused to install 4 window openings. March 1999.</p> <p>02/97/00061. Permission granted to convert shop to public house. September 1998.</p>
Consultation date(s)	<p>Consultation and Publicity Expiry Date: 14 August 2020</p>
Summary of Consultation Responses	<p>The District Conservation Officer. No objections.</p>

Summary of Publicity	This application was advertised by neighbour letter, site notice and press notice and no comments were received in response.
Site Context	<p>The site is located within the Town Centre Boundary and on the Primary Retail Frontage as defined in the Bassetlaw Local Plan.</p> <p>The buildings in question are Grade II listed and located within the Worksop Conservation area.</p> <p>The site is in an area of Archaeological Interest.</p>
The Proposal	<p>Having previously received planning permission and listed building consent for alterations to the buildings shop front the applicant now proposes the amend the design of the shop front.</p> <p>The proposed changes involve the re-siting of one of the two doors, to allow reconfiguration of the ground floor shop unit.</p>
Assessment of Proposal	<p><u>PRINCIPLE</u></p> <p>It is considered that the proposed alterations are wholly appropriate and compatible with the town centre location and would enhance the town centres vitality and viability, in accordance with policy CS2 of the LDF. Accordingly, the development would comply with the provision of the above policy.</p> <p><u>SUSTAINABILITY OF THE DEVELOPMENT</u></p> <p>Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:</p> <p style="padding-left: 40px;">“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p style="padding-left: 40px;">a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</p> <p style="padding-left: 40px;">an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that</p>

the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning application should be judged against.

VISUAL AMENITY/ HERITAGE MATTERS

Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 state that special regard should be given to the desirability of preserving the setting of listed buildings and the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy DM8 of the Bassetlaw Local Development Framework states that the historic environment shall be protected and enhanced to secure its long term future and that any development that would be detrimental to the significance of the heritage asset or its setting, will not be supported. This is re-iterated in paragraph 194 of Part 16 of the National Planning Policy Framework, which states that any harm to or loss of the significance of heritage assets should require clear and convincing justification.

The scheme would see 2 new shopfronts installed on the ground floor.

The existing shopfront, which covers the whole of the façade, is of limited significance, and overall detracts from the historic character of the building as a whole. The large scale, crude design and non-traditional materials of the fascia are particularly harmful.

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.

Accordingly it is considered that the development would preserve and enhance the character of the listed building and the setting of the conservation area and would therefore comply with the requirements of the legislation and policies outlined above.

Conclusion.

For the reasons outlined above, it is considered that the proposed development would be in accordance with the provisions of policies CS1, CS2, DM4 and DM8 of the Core Strategy of the Bassetlaw Local Development Framework, parts 12, and 16 of the National Planning Policy Framework and Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas).