



EP/60/20/PL

Convert part of current car park area to the rear & side of restaurant into an outside seating area with preparation space for woodfired pizza oven & bbq area. This application may affect the setting of a listed building.

The application site consists of a restaurant and associated curtilage, part of which appears to be used as car parking. The restaurant building is a small scale, single storey structure which is neighboured by two residential properties.

No 1 (Preston Cottage) Early C19, two storeys detached Grade II Listed Building it is faced with cobbles with red brick dressings, quoins and modillion eaves cornice. It has a slate roof. It fronts on to the street and has an imposing presence. It is considered to be of architectural significance.

Number 3 The Street is a modern building which replaced an older one and is constructed from similar materials.

The application relates to the external area of the restaurant; the front area will become a place to park vehicles, whilst the rear area a space for outside dining. The proposed plans indicates that this will accommodate 5 dining tables, and that a new means of enclosure will be provided which will screen the external dining area from the street. This is positive as it will greatly reduce its impact on the neighbouring asset. Details of the bin store and the means of enclosure could be provided by way of condition in order to ensure that reflect that already present.

It is assumed that the existing hard surfaces will be retained and not altered. If there is any proposed change, details could be provided by way of condition. Further, you may wish to review the details of the proposed external lighting.

The application is considered to not cause harm to the significance of the setting of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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