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From: Martyn White **On Behalf Of** Conservation Officer
Sent: 19 October 2018 09:58
To: Planning.Responses
Subject: LU/223/18/PL & LU/224/18/L

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The application relates to the conversion of basement space and an area of the ground floor from Bookshop to 3 holiday lets. The applications affect a listed building which is visible on the street-scene within the town centre.

The concept of the change of the use of the space is acceptable from a conservation area perspective as it enables compatible uses to be introduced to the conservation area; there is a mixture of residential and retail/commercial uses in the local area.

It is evident from looking at the existing and proposed floor plans that a significant amount of internal works have been undertaken in order to accommodate the new uses. As the works are retrospective, it is not possible to determine the scale of the impact i.e. in terms of the loss of historic fabric. It is considered that the proposed/implemented floor plan is acceptable as the majority of the floor plan is retained.

I note from the proposed floor plans that there is a proposal to install further railings to the front of the shop. Railings have been fitted into other parts of the conservation area where it has been proven that there were there historically. In addition, they should be of a design and materials to reflect the status of the property as a listed building, located within a conservation area. At the moment, it is not clear what the railings will look like, and a full commentary cannot be provided.

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