

From: Martyn White
Sent: 26 April 2019 13:26
To: Planning.Responses
Cc: Zac Denton
Subject: LU/76/19/PL

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The property is located on a busy road, on what could be described as the edge of the town centre. It forms part of a group of other shops with retail on the ground floor and residential uses above. The property is a two storey, flat roofed building that fronts directly onto the narrow pavement. The ground floor elevational treatment consists of painted render (with various signs and a large shop front), and the first floor of painted brick, with two windows.

The property is located near a number of listed buildings, locally listed buildings and a conservation area. The conservation area was developed in a number of stages during the first half of the 19th Century, with a significant amount of redevelopment in the late 20th Century. It has an urban character to it, evident in the presence of town houses/apartments which front directly on to the pavement.

The closest listed building is a terrace of late C18 houses. This building sits almost opposite the application site, but at right angles to it; the front, more imposing elevation being constructed from brick, faces away from the application site. The side elevation (which fronts the application site) is constructed from coursed flint.

The locally listed buildings are constructed from flint, and take the appearance of simple, terraced cottages. The surroundings of both of these asset types is urban, fairly high density with heavy pedestrian and vehicular traffic passing by.

The application relates to a replacement shop front in the front elevation of the building. The proposal is for the glazing to be simplified, but the overall impression is that the new shop front appears similar to the existing design.

As a consequence, it is considered that, whilst slightly different from the existing design, the replacement shop front will not harm the character of the area, or the neighbouring heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

I note that there does not appear to be any information related to the colour of the new shop front, and this could be supplied by way of condition, if you are minded to approve the application.

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