

Full Planning Application
Proposed new shop front incorporating ATM machine and shutters
11-13 BURNLEY ROAD PADIHAM

Background:

The application is to install a new shop front with ATM machine. Roller shutters are also proposed.

The application site falls within the Padiham Conservation Area and the application properties are both locally listed.

Objections have been received.



Proposed new shop front (including roller shutters) with ATM machine to side

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

E10 - Alterations, extensions, change of use and development affecting listed buildings

E12 - Development in or adjacent to Conservation Areas

E25 - Shop fronts

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

PTC3 - Church Street/Burnley Road

Site History:

12/91/0061 – Conservation Area Consent: Demolition of buildings to rear of the properties and construction of single-storey replacement building (Approved)

12/91/0013 – Building of rear extension to form coffee shop, creation of basement designer studios, proposed new shop front and stone-cleaning (Approved)

12/90/0784 – Demolition of extensions to rear, erection of new extension to create coffee shop, creation of basement designer workshops, proposed new external staircase and doorway to apartments and proposed internal modifications to both premises (Refused)

Consultation Responses:

Highways Engineer:

I would raise no objection to the proposal on highway grounds. There is a 40 minutes waiting restriction outside the property, which will benefit customers and users of the ATM.

Project Padiham object on the following grounds:

- This proposed shop front with ATM is totally out of character in this Conservation Area, especially with metal surrounds.
- We as a conservation group feel it is high time Burnley Planners had a tighter control on keeping the character of our 'old' buildings, and encourage builders, developers and retailers to be more sympathetic in Conservation areas and refurbish with taste.

Padiham Town Council object on the following grounds:

- Improvement to the shop front is welcomed but not in accordance with the present design. This property is in a Conservation Area and the proposals are totally out of keeping with the surrounding area.
- Any shutters must conform to the Borough Council's regulations and be as open as possible and in an appropriate colour.
- Inclusion of an ATM in this location could restrict pedestrian access (*the Highways Engineer has assessed the proposal and has no objections to the ATM*).

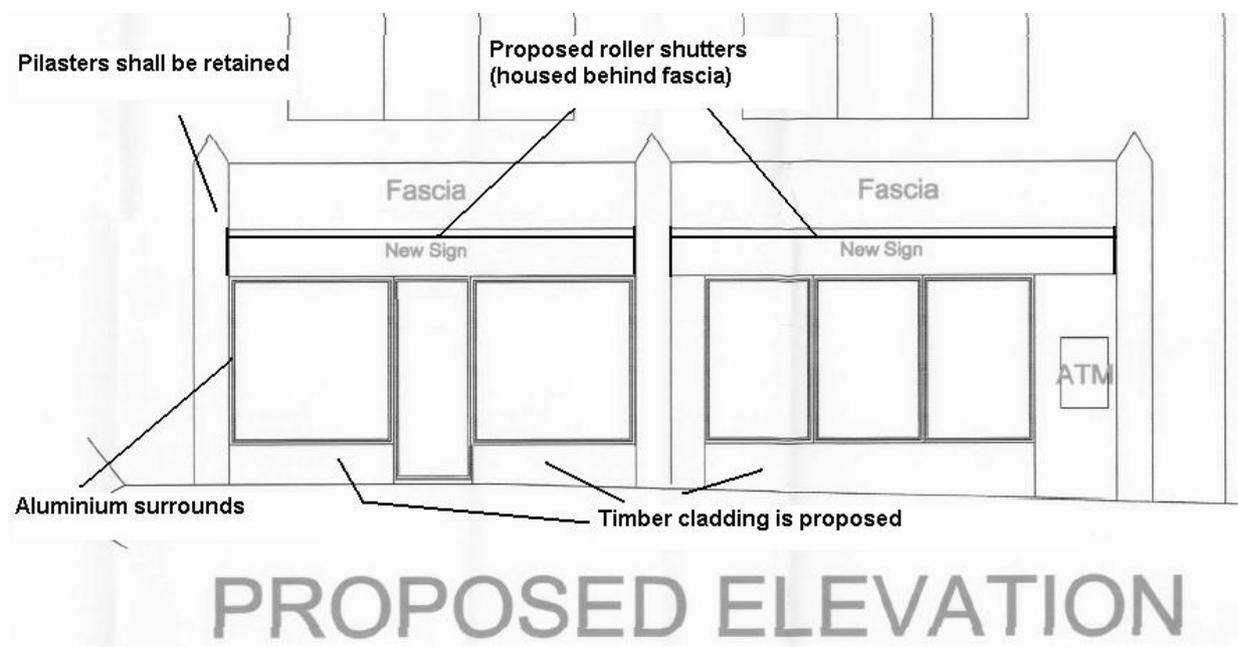
- There is a small amount of parking – 4 vehicles – outside the premises but there are already two evening takeaways in the same block of the property and an ATM could cause traffic congestion or indiscriminate parking (*the Highways Engineer has assessed the application and has no objections to the proposal with regard to the existing parking provisions*).

Objections have also been raised with regard to proposed signage. The proposed signage is subject to a separate advertisement consent application, which will be decided under delegated powers.

Planning and Environmental Considerations:

The proposal is for a new shop front with roller shutters and ATM. The main issues to consider are materials / design; impact on the streetscene; impact, if any, on the character and appearance of this locally listed building, and impact on the Padiham Conservation Area.

The shop front would spread the width of two properties, with a pilaster on the left side of the westernmost frontage in addition to a central pilaster separating both the frontages. The proposed ATM would be positioned on the right hand side of the easternmost shop front. The entrance to the shop would be on the westernmost frontage. Concerns have been raised with regard to the inclusion of the ATM. However, the Highways Engineer does not have any objections to the proposal and concludes that it would not threaten pedestrian safety or highway safety, particularly in relation to the existing car parking arrangements immediately outside the application site.



A single roller shutter would not spread the full width of the two frontages. Instead, a roller shutter is proposed on each frontage, separated by the central pilaster. The roller shutter housing box would be incorporated into the shop front and would be positioned behind the proposed fascias (subject to separate advertisement consent). They would not spread the full height of the frontages, instead extending to the

window cills only. Precise details of the roller shutters have been requested but have not been received at the time of the report. It has been requested that the roller shutters be open grille in design. This is to minimise their impact on the Padiham Town Centre Conservation Area and is in accordance with the Borough's policies relating to roller shutter installation.

The proposed shop front would comprise an aluminium framework, which would be powder coated a matt black colour. The entire shop front would not be aluminium – the existing timber clad stall risers will be retained and made good where required. The timber cladding will be extended to cover parts of the stall risers that are currently exposed using the same materials and design currently in place. The existing pilasters would be retained and cleaned, and also painted black. The decorative features at the very top of the pilasters would be painted a burgundy colour. The existing fascias are unusually substantial in height, and the proposed signage would not cover the entire height of these fascias, instead only covering the lower half. The upper half of the fascias would also be painted burgundy to match the decorative features at the top of the pilasters. The existing stone detailing around the shop front is to be retained and cleaned to improve the appearance of the frontage.

Objections have been raised that the shop front would be out of keeping with the character and appearance of the immediate vicinity, including the character and appearance of the surrounding Conservation Area. However, the pilasters would be retained, which are significant features of the building, and the roller shutter housing boxes would be hidden behind the proposed signage; a cross section has been requested confirming this. The use of aluminium for the window surrounds may arguably not be preferable to timber, yet would still be acceptable if powder coated, given that the stall risers are to be timber and the pilasters are to be retained. On reflection, the proposed shop front would be of an acceptable appearance and would be a vast improvement on the existing shop front, which causes severe detriment to the visual amenity of the area. It would not have an adverse effect on the streetscene, nor would it cause detriment to the character and appearance of the Padiham Conservation Area, complying with policy E25 and E12 of the Burnley Local Plan respectively.

The application properties are both locally listed. The most notable features of these properties are the pilasters, and decorative features surrounding the first and second floor windows. As already discussed, the pilasters are to be retained and improved in appearance. The decorative window features on the upper floors would not be changed in any way. The proposal would therefore not adversely affect the character and appearance of these locally listed buildings, complying with policy E10 of the Burnley Local Plan Second Review.

There are no other issues to be assessed. The principle of using the shop for the use proposed cannot influence the decision, because planning permission was not required to change the use of the building to an off-licence.

The proposal is in accordance with the above Local Plan policies and is considered acceptable.

Recommendation: That the Head of Planning and Environment be delegated to approve the application subject to additional plans being received showing a cross section of the roller shutters with the housing box behind the fascia and showing the

roller shutters with an open grille design. If these are not submitted, the application is recommended for refusal on the grounds that the scheme fails to protect the character of the Conservation Area, contrary to Policy E12. Once received, the approval should be subject to the following conditions:

1. The development must be begun within three years from the date of this decision.
2. Prior to the use of the building, the existing pilasters, the existing stall riser cladding and proposed stall riser cladding shall be painted in matching colours to correspond with the shop front and fascia.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity and to safeguard the character and appearance of the Padiham Conservation Area and locally listed building, complying with policies E25, E12 and E10 of the Burnley Local Plan Second Review.

BS

16/09/2008