

DCNC2004/2722/F - ROLLER SHUTTER TO FRONT OF SHOP. CHANGE OF DESIGN AND FITTING (RETROSPECTIVE) AT 7 HIGH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8LZ

For: Mr G R Luck at the same address

Date Received:
23rd July 2004

Ward:
Leominster South

Grid Ref:
49647, 59090

Expiry Date:
17th September 2004

Local Member: Councillors R Burke and J P Thomas

1. Site Description and Proposal

1.1 N E Luck Jewellery is located on the east side of High Street, between Get Connected, a mobile phone shop, and the Staffordshire Building Society. It is located in the primary shopping frontage and within a commercial area, as shown in the Leominster District Local Plan, and within the Leominster Conservation Area.

1.2 This is a retrospective application for a roller shutter door that has been fixed to the outside of the shop.

2. Policies

2.1 Leominster District Local Plan (Herefordshire)

A1 – Managing the District's Assets and Resources

A18 – Listed Buildings and their Settings

A21 – Development within Conservation Areas

A32 – Development within Town Centre Shopping and Commercial Areas

2.2 Hereford and Worcester County Structure Plan

CTC7 – Development and features of historic and architectural importance

CTC9 – Development criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)

HBA6 – New development within Conservation Areas

2.4 PPG1 – General Policy and Principles

PPG6 – Town Centres and Retail Development

PPG15 – Planning and the Historic Environment

3. Planning History

NC2004/1349/F - Fitting of roller shutter to external shop front. Refused 7.6.04.

4. Consultation Summary

Statutory Consultations

4.1 None

Internal Council Advice

4.2 Chief Conservation Officer: "Application DCNC2004/1349/F for roller shutters to this building was refused on the grounds that the design and prominent siting will appear as an alien and intrusive feature and will fail to preserve or enhance the character of the Conservation Area.

This application shows an even more inappropriate design of shutter than that refused above. This shutter does not allow the shop windows to be seen behind it. It is still alien and intrusive in the Conservation Area and will be detrimental to the character of the Conservation Area at night. It should be possible to place security screens inside the window."

4.3 Head of Engineering and Transport: No objection.

5. Representations

5.1 Leominster Town Council: Recommend approval.

5.2 Letter of objection received from Leominster Civic Trust, Westbury House, Ryelands Road, Leominster, as follows:

- a) The type of shutter installed is typical of those often seen in run down inner city locations, usually covered with graffiti.
- b) The shutter is entirely inappropriate in the main shopping street in Leominster's Conservation Area.
- c) When it is open the rather crude metal guides disfigure the shop front.
- d) When it is closed it is visually very intrusive and detracts from the appearance of the street in its many listed buildings.
- e) The shutter will be closed in the evenings and on Sundays when many visitors are in the town.

5.3 The applicant has said:

- a) The shutter box is now totally hidden behind the fascia and a revised type of shutter has been installed.
- b) We have not received any complaints, in fact most people think that they are a good idea and a necessity in our type of business.
- c) It does not detract from the area in any way.
- d) We have the support of other shop keepers in the town and also the crime prevention officer in Hereford.
- e) We would like to point out that many shops in the town have had broken windows.
- f) We note that all jewellers in Hereford High Town have shutters including the recently installed shutters at Hereford Gold, all these must be in a Conservation Area.

5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The application premises is a relatively small shop unit, located in a prominent position in the heart of Leominster’s main shopping area. It is also within the Leominster Conservation Area.

6.2 The shop front is modern with a large fascia above.

6.3 In exercising its development control function within Conservation Areas the Council, as Local Planning Authority, must give special attention to the desirability of preserving or enhancing the character or appearance of the area. This application does not meet this objective in that the roller shutters introduce an unacceptable physical, as well as a visual barrier, and harsh blank façade in a sensitive location.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The roller shutter, by reason of its design and prominent siting, will fail to preserve or enhance the character or appearance of the Leominster Conservation Aea. As such, the proposal is contrary to Policies A21 and A24 of the Leominster District Local Plan (Herefordshire).**

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.