

Planning Conservation & Design Consultation

Consultation on Application Number: 2016/92229

Address: The Co Operative Food, 6, Low Lane, Birstall, Batley, WF17 9EY

Proposal: Installation of new shop front and associated internal and external alterations (within a Conservation Area)

DC Officer: Nia Thomas

Conservation & Design Officer: Anna Blaxall

Recommendation:

It is considered that this application satisfies the relevant UDP and NPPF policies and therefore can be supported by the Conservation & Design Team.

Policy:

The property which this application is sited within the Birstall Conservation Area, therefore the proposal needs to be considered in the context of the policies and guidance set out below.

BE1 – Design principles

BE5 – Preservation/enhancement of conservation areas.

BE16 – Shop fronts

BE17 – Shop fronts (Listed buildings/conservation areas)

NPPF: Paragraph 17 (Core Planning Principles)

NPPF: Section 7 (Requiring good design)

NPPF: Section 12 (Conserving and Enhancing the Historic Environment)

Planning (Listed Buildings and Conservation Areas) Act 1990

PPS5 Planning for the Historic Environment: Historic Environment Planning

Impact assessment

This application is seeking consent for the installation of a new shop front and associated internal and external alterations.

With regards to the proposed replacement shop front, plans show that this is to be of aluminium construction, with a grey finish (RAL 7043), and shall see an enlarged entrance relocated from the centre of the building to the left hand side with 4 large sections of glazing following on from it. A shallow black marble effect stall riser shall be constructed to match that which currently exists.

C&D consider that the prescribed alterations in terms of their design and material palette would not cause undue harm to the special character and appearance of the Birstall Conservation Area thereby making them compliant with paragraphs 131, 132 & 137 of the NPPF as well as UDP policy BE5, BE16 & BE17.

In terms of the external alterations seeking consent within this application, this amounts to the removal and replacement of a Stella Artois sign with an existing Pay-

point sign, the addition of a new projector sign and the installation of a new wall mounted bin. All elements of work cited are considered, in principle, to be acceptable, however, with regards to the new projector sign we would like to highlight that this technically should form part of the separate signage application. Giving consideration to this, C&D feel that full comments regarding the acceptability of this particular element shall be provided as part of the related signage application.

Finally touching on the internal works, this extends to the provision of new internal walls to facilitate the proposed internal reorganisation. C&D have no concerns with these proposals.