

Principal Conservation Officer – No Objection

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

I have no objection to the principle of changing the use of the building to retail. However, I object to the removal of the two chimneys. They are important features that add variety to the roofscape of the building and add a richness and character to the area. If the chimneys are removed the building will have a very plain appearance that will detract from its current character. This in turn will have a negative impact on the conservation area.

I would also recommend that the fenestration detail to the south elevation is altered. I see no benefit in removing/altering the current fenestration to the first floor which has some decorative lintels. This should be retained in situ. The new ground floor windows would also benefit from having similar dimensions/proportions to the sash windows on the first floor.

As such the proposals would not currently meet the test to preserve or enhance the conservation area. I would therefore recommend the application is amended to reflect the comments above.