



Report to West Area Planning Committee

Application Number:	22/05761/FUL
Proposal:	Installation of replacement door at rear and replacement windows to first floor front elevation and associated access changes.
Site Location:	37 - 38 High Street High Wycombe Buckinghamshire HP11 2AG
Applicant:	Buckinghamshire Council
Case Officer:	Jackie Sabatini
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	30th May 2022
Statutory determination date:	25th July 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. This proposal seeks planning permission for the installation of a replacement door and replacement windows to first floor front elevation and access changes.
- 1.2. The property is a commercial building located within a shopping area in the Town Centre Boundary in the High Wycombe Town Centre Conservation Area.
- 1.3. The property is situated within a sustainable location and will have no adverse effect upon highway safety.
- 1.4. The development is considered to be in accordance with the relevant Development Plan policies for the area and is therefore recommended for approval.
- 1.5. The application is accompanied by:
 - a) Plans
 - b) Design and Access Statement
 - c) Ecology Wildlife Checklist
 - d) Heritage Statement

2.0 Description of Proposed Development

2.1 In accordance with paragraph 38 of the NPPF Buckinghamshire Council (BC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. BC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted and no further assistance was required.

3.0 Relevant Planning History

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Reference	Development	Decision	Decision Date
08/05697/ADV	Display of 1 internally illuminated fascia sign and 1 double sided projecting hanging sign	PER	9 May 2008
12/07702/ADV	Display of 1 x internally illuminated fascia sign and 1 x externally illuminated hanging sign	PER	18 January 2013

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), DM33 (Managing Carbon Emissions, Transport and Energy Generation) DM34 (Delivering Green Infrastructure and Biodiversity in Development)
DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

4.1 The installation of a replacement door and replacement windows to first floor front elevation and associated changes is acceptable in principle, subject to compliance with the Local Plan and other material considerations being taken into account.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)
DSA: DM2 (Transport requirements of development sites)

4.2 The pedestrian access to the first floor will be taken from a service road at the rear of the site, which is privately maintained. The proposed development has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network. The Highway Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

- 4.3 Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consented.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)
DSA: DM11 (Green networks and infrastructure)

- 4.4 The site comprises a building/unit located within the Town Centre Boundary, in the High Wycombe Town Centre Conservation Area. The proposal will restore the façade of the building and help to maintain the vitality and viability of the surrounding area; protecting and promoting town centre vitality and viability, with active street frontages.
- 4.5 The High Street is used, predominantly, for retail purposes and has a diverse array of shop frontages to include traditional and more contemporary design. The proposed changes are not untypical to the area and would not be harmful to the overall character and appearance of the area.
- 4.6 DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.7 No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.8 In this case, given the location and scope of the proposal, enhancement is not considered proportionate.

Historic environment (or Conservation Area or Listed Building Issues)

Wycombe District Local Plan (August 2019): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 4.9 The subject property is post war development with a modern flat roof and does not add to the architectural interest of the town. The High Street contains a high percentage of listed buildings, many dating back to the 18th century, including one of the grandest buildings on the High Street No. 39. This property is located to the right of the application building and is a substantial Grade II* 18th century property. To the left of the property is a 1900 building, although not listed does add interest with its massive stacks and ornate chimney ties, with particular note of the grand stone entrance.
- 4.10 Conservation Areas are designated to preserve and enhance the special character of the area and historic or architectural quality of the buildings within them.
- 4.11 The Conservation and Listed Building Officer has raised no objection to this proposal. The details of this application comply with policy DM31 of the WLP and heritage advice in the NPPF.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- (a) Provision of the development plan insofar as they are material
 - (b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
- 5.3 As set out above it is considered that the proposed development would accord with the development plan policies.

6.0 Recommendation - Application Permitted

Subject to the following conditions and reasons:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 3880- 01F 3880-06, 3880-04E, BC1 ; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 The materials to be used for the external surfaces, shall be of those contained in the approved application, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.

Informative(s)

In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

The application was acceptable as submitted and no further assistance was required.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received

Parish/Town Council Comments

High Wycombe Town Unparished

Consultation Responses

Conservation and Listed Buildings Officer

Comments: The application complies with Policy DM31 of the WLP and advice in the NPPF.

Information Considered: Drawings: Site Location plan Existing Plans & Elevations Proposed First Floor Plans Proposed Elevations Design & Access Statement Heritage Statement Heritage assets: Designated heritage asset - High Wycombe Conservation Area. Designated heritage asset setting of listed buildings:

- 39 High Street, High Wycombe listed building grade II*
- Red Lion Hotel, High Wycombe - listed building grade II
- Three Tuns Public House - listed building grade II

Relevant Planning History: 22/05431/ADV - 18th March 2022 - external and internal illuminated signs, including neon sign on the first floor – withdrawn

Comment: Significance This heritage assessment is the impact on the special historic and architectural interest of the designated heritage assets of the listed building and other listed buildings within the vicinity, along in being in High Wycombe Conservation Area.

Discussion The application seeks approval for:

Replacing the existing steel framed single glazed window on the front elevation at first floor level, overlooking the High Street, with aluminium framed double glazed windows, with six alternately fixed and horizontally sliding sashes. It is intended that the aluminium frames will be finished in dark grey - anthracite or similar.

Replacing the existing rear elevation double leaf timber goods doors with glazed aluminium frame and doors, finished in dark grey

Installing a new set of steps to provide pedestrian access from ground level goods vehicle space to external platform level

Installation of a platform to provided access for disabled visitors access, also from the ground level goods vehicle space to external platform level

Removal of the existing roller shutter enclosing the goods loading area

The subject property is post war development with a modern flat roof and does not add to the architectural interest of the town. The High Street contains a high percentage of listed buildings, many dating back to the 18th century, including one of the grandest buildings on the High Street No. 39. This property is located to the right of the application building and is a substantial Grade II* 18th century property. To the left of the property is a 1900 building, although not listed does

add interest with its massive stacks and ornate chimney ties, with particular note of the grand stone entrance.

Conservation Areas are designated to preserve and enhance the special character of the area and historic or architectural quality of the buildings within them.

Frontage: The proposed first floor window will be change from the fixed glazing as existing, to 3 pairs of alternately fixed and opening horizontal sliding sashes. The proposed window will be made from aluminium, finished in dark grey. Large areas of plate glass are out of scale and character in the conservation area. The aluminium would be acceptable as it is not bright aluminium. The smaller more numerous windows would be in keeping with the solid to void ratio of the High Street. The current windows and layout do not contribute to the overall significance of the listed buildings.

The proposal would enhance and preserve the character and appearance of the Conservation Area No details have been provided on signage, since application 22/05431/ADV was withdrawn. Reference should be made to the Design Guidance

Rear The proposal wants to install new steps and will be cast in-situ concrete, with associated handrails will be unpainted galvanised steel. A new door to the rear to be installed, replacing the existing rear elevation double leaf timber goods doors with glazed aluminium frame and doors, finished in dark grey. Installation of a platform to provided access for disabled visitors access, also from the ground level goods vehicle space to external platform level. Along with the removal of the existing roller shutter enclosing the goods loading area.

The replacement rear doors and installation of a platform would not impact on the setting of the Listed buildings and enhance and preserve the character of the Conservation Area. Heritage Policy Assessment Wycombe District Local Plan 2019Policy DM31 - The proposal does conserve and, where possible, enhances the Historic Environment. Great weight will be given to the conservation of a designated asset's significance, its setting, and other character features or positive elements of special interest.

The Planning (Listed Building and Conservation Areas) Act 1990The proposals would preserve the architectural and historic interest of the listed buildings and therefore complies with sections 66 of the Act. The proposals would preserve the character and appearance of the conservation area and therefore complies with section 72 of the Act. NPPF The proposal would cause no harm to the significance of the heritage asset and satisfy the planning guidance in paras 193-197 of the NPPF, whereby the conservation of the heritage asset is the foremost consideration in determining applications and informing planning decisions.

Highways Authority

Comments: This application proposes a replacement door at rear and replacement windows to first floor front elevation.

I note the pedestrian access to the first floor will be taken from a service road at the rear of the site, which is privately maintained. The proposed development has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network. The Highway Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.

Representations

None received

