



Report to West Area Planning Committee

Application Number:	22/06428/FUL
Proposal:	Installation of shop front and lantern style roof light to flat rear roof with internal and external alterations including bin store
Site Location:	16 Church Street High Wycombe Buckinghamshire HP11 2DE
Applicant:	Mr Charles Brocklehurst
Case Officer:	Jackie Sabatini
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	27th June 2022
Statutory determination date:	22nd August 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 shop front and lantern style roof light to flat rear roof with internal and external alterations including bin store.
- 1.2. The proposal is considered to comply with the relevant Development Plan policies and is therefore recommended for approval subject to conditions.
- 1.3. The reason the application has been called to committee is that the applicant is a member of staff of Buckinghamshire Council.

2.0 Description of Proposed Development

- 1.4. This proposal seeks planning permission for the installation of a shop front and lantern style roof light to flat rear roof with internal and external alterations including bin store.
- 1.5. The property is a vacant commercial building, last used as a brokerage for money lending purposes, located within the primary shopping area in the Town Centre Boundary in the High Wycombe Town Centre Conservation Area.

- 1.6. The property is situated within a sustainable location and will have no adverse effect upon highway safety.
- 1.7. The application is accompanied by:
- a) Plans
 - b) Design and Access Statement
 - c) Ecology Wildlife Checklist

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
90/06155/ADV	DISPLAY OF ILLUMINATED FASCIA AND PROJECTING SIGNS	PER	31 July 1990
90/06156/FUL	MINOR SHOPFITTING WORKS TO FORM NEW SALES AREA AND NEW SHOPFRONT	PER	31 July 1990
99/06663/ADV	Display of internally illuminated individual characters on fascia sign.	PER	21 September 1999
99/06726/FUL	Installation of new shop front and construction of fire escape	PER	29 September 1999
04/07083/ADV	Display of 1 x internally illuminated fascia sign and 1 x non - illuminated hanging sign	PER	28 September 2004
10/06669/LDO	Local Development Order as adopted on 28th July 2010 following resolution of Full Council on 5th July 2010 for extension to permitted development rights for changes of use of ground floor premises to the following uses: A1 Shops (includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, pet shops, sandwich bars, showrooms, domestic hire shops, funeral directors); A2 Financial and Professional services (includes banks, building societies, estate and employment agencies, betting shops); A3 Restaurants and cafes (includes snack bars); A4 Drinking establishments (includes public houses, wine	EXP	29 July 2013

bars- but not night clubs) ; A5
Hot food takeaways; C1
Hotels;D1 Non- residential
institutions (includes art
galleries, museums);D2
Assembly and leisure (includes
cinemas, bingo halls but not
night clubs)

PLEASE NOTE: THE LDO HAS
NOW EXPIRED FROM 29/07/13 -
ANY QUERIES DAVID DEWAR
01494 421570

12/07611/ADV	Display of externally illuminated fascia sign and two non-illuminated hanging signs (Retrospective)	PER	10 January 2013
22/07384/FUL	Replacement front elevation windows at first and second floor levels	REC	

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 shop front and lantern style roof light to flat rear roof with internal and external alterations including bin store. 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 proposed development 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 have not been consulted on this application.

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 building or the surrounding 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)

- 4.4. The application site comprises of an unlisted building located within High Wycombe Conservation Area (CA). The application building is a vacant retail unit located to the ground floor of a 3-storey building. It is understood to have been constructed in the 19th century, formed of brick which is now painted. The property was extensively altered and extended in the 1960s and much of the historic fabric was lost.
- 4.5. The proposal intends to replace a number of features to the front:
- a door on left hand side of the building which provides access to the upper floors;
 - a matching door on the right-hand side of the building, leading to a storage space for waste and recycling containers;
 - a single leaf recessed shop door centrally in the building and the display windows either side of the shop door;
 - a panelled facade above, across the full width of the building.
- 4.6. In terms of significance, the proposal enhances the original external character, particularly to the frontage of the property and its contribution to the group value along the Church Street and the wider Conservation Area.
- 4.7. The installation of the roof lantern will not be visible from the street scene and justification has been provided for its installation into the more modern extension. It is entirely appropriate in scale and detailing and positively contributes to the use of the building.
- 4.8. Any new development needs to be sympathetic and in form with the Conservation Area as a whole. In addition, in Conservation Areas higher standards of design are required and it is this function of the Local Planning Authority in considering all applications to assess whether they preserve or enhance the special character and significance of the heritage assets. On this occasion the proposal enhances the special character of the Conservation Area and the setting of the Listed Building. The application is acceptable in heritage terms.

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 (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the development plan policies.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2019) the 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.
- 6.2 The 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.

In this instance the application was acceptable as submitted and no further assistance was required. The application has been called to committee as the applicant is a member of staff of Buckinghamshire Council.

7.0 Recommendation

Application Permitted, subject to the following conditions:

- 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 3874-01 C, 3874-02 C, 3874-10 D, 3874-11 C, 3874-12 B, 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 For the avoidance of any doubt the proposed doors are to be of hardwood timber using traditional joinery techniques and painted in Patina Green. The paint type should be on a like for like basis. If the existing is lime wash, then lime wash would be required again.
Reason: To secure a satisfactory external appearance in conservation heritage terms.

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

Recommendation: The application is acceptable in heritage terms.

Information Considered:

Existing ground and first floor plans

Existing second floor and roof plans

Proposed ground and first floor plans

Proposed second floor and roof plans

Existing and proposed elevations and block plan

Site/location plan

Design and Access Statement

Heritage Statement

Comment: The property is an unlisted building located within High Wycombe Conservation Area (CA). The heritage assessment is the impact on the character and appearance of the conservation area and on the setting of nearby listed buildings (LB).

Significance: The site is comprised of a vacant retail unit located to the ground floor of a 3-storey building. It is understood to have been constructed in the 19th century, formed of brick which is now painted. The property was extensively altered and extended in the 1960s and much of the historic fabric was lost.

The application property is located in Church Street, within the developed area of High Wycombe Conservation Area, and is close to number of Grade II listed buildings in Church Street and Queens Square. Whilst nearby is the All Saints Church which is Grade I, the church dates back to the 13th century and restored and altered in the 19th century.

Shops are an important part of the Old Town's heritage. Historically there was a wide variety providing for everyday needs of residents and visitors. The retention of a shopfront helps to retain the buildings historic character, so shopfronts form an important element in setting the special character of the conservation area.

Proposal

The renewal of the ground floor shop frontage.

The proposal is to replace any existing signage and redecorate the timber joinery, roller security screens and glass.

The proposal intends to replace a number of features to the front:

- a door on left hand side of the building which provides access to the upper floors;
- a matching door on the right-hand side of the building, leading to a storage space for waste and recycling containers;
- a single leaf recessed shop door centrally in the building and the display windows either side of the shop door;
- a panelled facade above, across the full width of the building.

Installation of a lantern-style skylight

The proposal is for the installation of a 'lantern' roof lighting the flat roof rear extension. The rooflight will measure 3 x 2.5 m. and of solar reflective glass with no opening parts.

Discussion: The property is a vacant unit and has been vacant for some time. Heritage would welcome its refurbishment as the current frontage has a detrimental impact of the special character of the CA and nearby LBs.

The renewal of the ground floor shop frontage

The proposal wishes to replace a number of doors, glazing and fascia. The current doors appear relatively modern and have no objection to be replaced with a more sympathetic material and colour. Preferences should be given to schemes that involve paint finished and handwritten signage. The design is sensitive to the character of the area, visually unobtrusive, well designed and well located. The proposed doors are to be of hardwood timber using traditional joinery techniques and painted in Patina Green and would enhance the front elevation. The paint type should be on a like for like basis. If the existing is lime wash, then lime wash would be required again.

Any new development needs to be sympathetic in form with the conservation area as a whole. In addition, in conservation areas higher standards of design are required in planning applications and it is the function of the LPA in considering all applications to assess whether they preserve or enhance the special character and significance of the heritage assets. On this occasion the proposal enhances the special character of the CA and setting of the listed buildings.

It is recommended that future signage should be kept to a minimum, is located and positioned appropriately to the shopfront and the surrounding area. The signage should not detract from the local street scene. The lettering should be sized appropriately and centrally placed. The panel should be formed of high-quality materials and should be well-maintained.

In terms of significance, the proposal enhances the original external character, particularly to the frontage of the property and its contribution to the group value along the Church Street and the wider Conservation Area.

Installation of a lantern-style skylight.

The roof lantern will not be visible from the street scene and justification has been provided for its installation, which is into the more modern extension. It is entirely appropriate in scale and detailing and positively contributes to the use of the building.

Heritage Policy Assessment

The Planning (Listed Building and Conservation Areas) Act 1990

The proposals would preserve the architectural and historic interest of the listed building 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.

Conclusion

For the reasons given above it is felt that in heritage terms:

The application would not raise any heritage objection.

Representations

None received

APPENDIX B: Site Location Plan

22/06428/FUL
Scale 1:1250



Planning Committee
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