

Case No: 0803575FUL (FULL PLANNING APPLICATION)

Proposal: ALTERATIONS TO ELEVATION

Location: 17 BRIDGE STREET PE27 5EH

Applicant: CAREY LEISURE

Grid Ref: 531328 271208

Date of Registration: 23.12.2008

Parish: ST IVES

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This property is an unlisted 19th century building on the eastern side of Bridge Street, in the commercial centre of St Ives. It was formerly a bank but it is now vacant. It is subject to an application, currently invalidated and awaiting a flood risk assessment, for a change of use to an adult gaming centre and two flats. The upper floor front elevation has good traditional detailing with brown brickwork and stone details to the windows and coping, but the ground floor has a modern shop front and fascia and double doors to one side of the elevation. Building styles and materials along Bridge Street are varied but, together, they form an attractive, traditional, market town street scene. The land uses also vary, but are all of a commercial nature as befits a town centre.

1.2 The proposal is to carry out alterations to the front elevation of the building, in preparation for its use as an adult gaming centre. The upper floor down to the cill level of the first floor windows will remain as existing, but, below that, the bank front would be removed, to be replaced with brickwork surrounding a double fronted shop front and a pair of entrance doors. New doors would replace the existing double doors and give access to two proposed flats on the first floor. On the first floor rear elevation, a new sash window is to replace two small windows.

1.3 The site is within the Conservation Area. The land is liable to flood.

2. NATIONAL GUIDANCE

2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

2.2 **PPS6 – Planning for Town Centres (2005)** sets out the Government's policy on planning for the future of town centres.

2.3 **PPG15 – 'Planning and the Historic Environment' (1994)** sets out Government policies for the identification and protection of historic

buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **ENV7** – Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En5:** “Conservation area character” - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
- **En6:** “Design standards in conservation areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En27** – Shopfront design. The Council will seek good standards of shopfront design by having regard to the character of the building and the street scene.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 Policies from the Huntingdonshire Interim Planning Policy Statement 2007 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning, then Planning then Planning+Policy then Informal policy statements where there is a link to Interim Planning Policy Statement 2007

- **B1** – Design Quality – development should demonstrate a high quality of design in terms of layout, form and contribution to the character of the area.
- **B2** – Street Scene – development proposals should make a positive contribution to the character of streets and public spaces.
- **B8** – Conservation Areas – states the criteria against which developments within or affecting a conservation area should be assessed.

3.6 Policies from the Huntingdonshire Local Development Framework Submission Core Strategy 2008 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.

- None relevant

3.7 The SPG “shopfronts” is a material consideration.

4. PLANNING HISTORY

4.1 0803574FUL - Concurrent application for the change of use of the property to an adult gaming centre with two flats on the first floor. Invalidated and awaiting a flood risk assessment.

5. CONSULTATIONS

5.1 **St Ives Town Council – NO OBJECTION** (copy attached)

6. REPRESENTATIONS

6.1 Neighbours – None received.

7. SUMMARY OF ISSUES

7.1 The issue in this case is the impact of the development on the character of the street scene and the Conservation Area.

7.2 There are no objections to the removal of the existing shopfront as this is of little merit, and reflects neither the spirit of the original building nor the character of the Bridge Street.

7.3 This is a prominent building in the street scene and any replacement shopfront needs to be of a traditional design and incorporate appropriate detailing. The intention is to reinstate a Georgian character to the ground floor, but the proposal fails to do this, and, as a consequence, does not preserve or enhance the Conservation Area. The alterations are poorly detailed and lack the majority of

features which are associated with Georgian shopfronts. Such features would include a cornice, fascia, consoles, pilasters and stall risers, all of which help to define the essential Georgian style. The overall design is weak in all these areas, and it also fails to relate to the design and proportions of the upper floor, again a feature of Georgian architecture. On the basis of the present submission, it is considered that the proposal will have a detrimental effect on the Conservation Area, and is contrary to policies En5, En6, B1, B2 and B8.

- 7.4 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

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8. RECOMMENDATION – REFUSE, for the following reason:

- 8.1 The proposal would be contrary to the provision of policies En5 and En6 of the Huntingdonshire Local Plan 1995, and policies B1, B2 and B8 of the Huntingdonshire Interim Planning Policy Statement 2007, in that the development, by reason of its design, proportions, form and detailing will have an adverse impact on the appearance and character of the building and on the street scene, and will not preserve or enhance the quality of the St Ives Conservation Area.

BACKGROUND PAPERS:

East of England Plan - Revision to the Regional Spatial Strategy (May 2008)
Cambridgeshire and Peterborough Structure Plan, 2003
Huntingdonshire Local Plan, 1995
Huntingdonshire Local Plan Alterations (2002)
Huntingdonshire Interim Planning Policy Statement 2007
Huntingdonshire Local Development Framework Submission Core Strategy 2008

CONTACT OFFICER:

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