

Application Number:	2021/0551	Application Type:	FULL
Proposal:	Proposal to reinstate and redecorate the shop front to 27 Market Street.	Location:	27-27A Market Street Bacup Lancashire OL13 0AJ
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	November 2021
Applicant:	Pat Smith & Andrew Walmsley	Determination Expiry Date:	17/11/2021
Agent:	Mr Kimberley Corral, Buttress Architects		

Contact Officer:	Caroline Callow	Telephone:	01706 252432
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Cllr Andrew Walmsley jointly owns the building and is a director of the company that leases the premises so has a declarable interest.

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

- a) That Planning permission be granted subject to the conditions set out in this report.

APPLICATION DETAILS

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2. SITE

27 Market Street is located in Bacup town centre and currently operates as a hairdressers at ground level. The building is not a listed building or designated heritage asset however does sit within the Bacup High Street Heritage Action (HSHAZ) and also within the Conservation Area, alongside other traditional shops and commercial premises. This project is part of the Bacup High Street Heritage Action Zone (HSHAZ). The community led scheme aims to transform the heart of Bacup by reviving shop fronts, encouraging start-ups and inspiring continued sensitive development in the area.

In the immediate context to 27 Market Street is the old Lancashire and Yorkshire bank which is another HSHAZ project for development. The wider area surrounding the site features other designated and non-designated heritage assets within the Bacup Conservation Area

3. RELEVANT PLANNING HISTORY

- X/1991/468 27A Change of use to Office accommodation – Approved 18/10/91
- X/1993/092 27A Change of use of ground floor only into opticians including painting of the exterior of the building – Approved 2/04/93
- X/1993/096 27-27A Change of use from bank premises at ground floor to Class A3 use – Approved 1/06/1993
- X/1996/507 27-27A Provision of new shop fronts - Approved 22/01/97
- X/1997/373 27A Change of use of shop to office – Approved 29/10/97
- X/207/088 27-27A Demolition of existing rear extension and its reconstruction – Approved 13/06/07
- X/2007/090 27-27A Conversion from shop with living accommodation to licensed bar with living accommodation; rebuilding of rear extension with patio above and other alterations – Approved 13/06/07.
- X/2007/089 27-27A Illuminated fascia signs – Approved 13/06/07
- 2010/0191 27-27A & 12 Lord Street Change of use from Wine Bar with ancillary accommodation and self contained flat to wine bar and 2 no. self contained flats, including replacement of window frames in front elevation Approved 27/05/10

4. PROPOSAL

The proposal is to undertake works to the elevations of the property fronting Market Street and Bank Street. The applicant has advised that the general approach to repairs of the historic fabric will be on a like for like basis, and will prioritise the retention of existing material where it remains sound. Where further repair intervention is required, this will utilise traditional materials and techniques to match/reflect the existing.

The main works proposed are:

- New part glazed Accoya timber door and frame with solid profiled panel to lower section of door with double glazed window to upper section to match the existing. New accoya timber framed fan light to match the existing in size and profile.
- All Ironmongery to be replaced. New cast iron rainwater downpipe and hopper.
- New Accoya timber window frame, transom and mullions to match the existing exactly in size and profile. New frame to accommodate 10mm Histoglass double glazed units with 3No operable top hung windows.
- Existing decorative fascia exposed allow for new painted sign.

- New code 6 lead capping over projecting cornice with new code 4 lead cover flashing (min 150mm high) chased into stone joint with lead wedges and pointed with lime mortar.
- Full redecoration of existing timber sash windows and shopfront including corbel, capital, plinth, pilaster and cornice.
- Re-pointing of stonework stall riser with a lime based mortar.

For information Accoya is a brand name for a high technology wood created from sustainably sourced softwood and treated to create a high durability similar to tropical hardwoods.

5. POLICY CONTEXT

National Planning Policy Framework (2021)

Section 2	Achieving sustainable development
Section 6	Building a strong, competitive economy
Section 7	Ensuring the vitality of town centres
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 16	Conserving and Enhancing the Historic Environment

Development Plan

Rossendale Core Strategy DPD (2011)

AVP 2	Strategy for Bacup, Stacksteads, Britannia and Weir
Policy 1	General Development Locations and Principles
Policy 11	Retail and other Town Centre Uses
Policy 13	Protecting Key Local Retail
Policy 16	Preserving and Enhancing the Built Environment
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Emerging Rossendale Local Plan

SS Spatial Strategy
R3 Development and change of use in Town, District and Local Centres and Neighbourhood parades
ENV1 High Quality Development in the Borough
ENV2 Historic Environment

Other material considerations

National Planning Practice Guidance
RBC Shopfront Design Guide SPD (2012)
Bacup Town Centre Conservation Area appraisal (Dec 2011)

6. CONSULTATION RESPONSES

Growth Lancashire Heritage Advisor – No objection

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbour letters were sent out to surrounding properties on 28th September 2021 and site notices were posted next to the site on 28th September 2021.

No representations were received.

8.ASSESSMENT

The principal consideration for this application is the visual amenity of the proposal and the impact on the Bacup Town Centre Conservation Area.

Visual amenity /Conservation

No 27 Market Street lies within Character Area 4 of Bacup Town Centre Conservation Area. The Bacup Town Centre Character Appraisal and Management Proposals SPD advises that:

Market Street contains a number of well detailed late 19th century shops, as well as the Trinity Baptist Church (1913), which is discretely tucked away behind a parade of well detailed purpose-built shops (Nos. 27-37 odd), presumably of the same date. These create a strong series of building blocks on both sides of the road on entering Bacup.

The Appraisal identifies that a negative feature of the area is that:

Some of the shops in the town are empty and awaiting a new occupier. These units are often shuttered up for security reasons and this provides a negative image to the town centre. Many, even in use, are in need of new shopfronts, signage, and repairs or general maintenance. Overall, the quality of shopfronts in the Conservation Area is very poor, although some historic shopfronts do remain and must be preserved (they are Former Police Station, Bank Street 61 listed in the Character Appraisal para. 5.5). Some shopfronts were replaced or upgraded under the grant schemes in the 1990s, but much remains to be done.

The Council's Supplementary Planning Document on Shopfront Design (2012) provides guidance on the design of new shopfronts and the improvement of existing frontages, including the principles of good design and recommendations on issues such as the detailing of fascia, signage and security measures. All proposals will have regard to the "Shopfront design" Supplementary Planning Document.

Policies 1 / 23 / 24 of the Core Strategy seek to ensure the highest standard of design that respects and responds to local context, distinctiveness and character.

Policies ENV1 and ENV2 of the emerging Local Plan advise that all proposals for new development in the Borough will be expected to take into account safeguarding and enhancing the built and historic environment and:

"The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale.

Particular consideration will be given to ensure that the significance of those elements of the historic environment which contribute most to the Borough's distinctive identity and sense of place are not harmed. These include:

The historic town centre of Bacup”

Policy ENV1 can be given moderate weight and ENV2 significant weight.

The advice received from the Growth Lancashire is that the scheme largely involves sensitive repair and re-decoration of the property.

The principle work/change is the removal of the existing single glazed windows in the shopfront and the insertion of new narrow DG units using *Histoglass*. Visually the product provides a very narrow profile double glazed units with minimal space distances between the 2 layers of glass. This allows decorative features/joinery to be retained. The product has been used in other heritage locations/buildings.

The drawing submitted shows minimal changes to the shop front with the pattern of the existing glazing and timber mullions and transoms being retained. The only change separate from the use of *Histoglass* double glazed units is the provision of openers in the shop to provide better ventilation and comfort for the users/customers of the premises. The double glazed units also provide some reduction in road noise and energy conservation.

In terms of character there is no doubt that the retention of single glazing remains the best option. No.27 sits in a row of business premises which have shared period detailing and this contributes to the significance of the Bacup Conservation Area. The proposal in this respect will diminish this historic integrity and the shared value of the group. However, this amounts to only a very slight loss which is mitigated to some extent by the other works proposed to the building.

Overall he considers that visually the effects of changes will be negligible and that the repair work and refurbishment will result in a slight benefit. The proposal would I feel accord with the essential guidance contained in the Council’s Shopfront Design Guide SPD.

The Heritage Advisor concludes that the proposal would meet the statutory duty to preserve under s.72(1) of the Planning (Listed Buildings and Conservation) Act 1990 and as such would accord with the aims of Chapter 16 of the NPPF and that no discernible harm will be caused by the work and no planning balance is necessary under P.202 of the NPPF.

Policies ENV1 and ENV2 of the emerging Local Plan advise that The Council will support proposals which conserve or, where appropriate, enhance the historic environment of Rossendale. Policy 16 of the Core Strategy also seeks to ensure that all development is of a high standard of design that reinforces the local distinctiveness of Rossendale. It is considered that the proposal accords with these policies.

9. SUMMARY REASON FOR APPROVAL

Overall the proposed scheme would result in a welcome upgrade of this shop front as part of a wider scheme for improvement works in the Bacup High Street Heritage Action Zone. It would preserve the character of the Bacup Town Centre Conservation Area and result in a satisfactory visual amenity. It is considered to accord with the National Planning Policy Framework and Policies AVP2, 1, 11,13, 16, and 23 of the Council’s Core Strategy DPD and SS, R3, ENV1 and ENV2 of the emerging Local Plan.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following drawings submitted on 22/09/21

(27) 101A Elevations as proposed
(27) 100A 27 Market Street as proposed

Reason: To ensure development complies with the approved plans and documentation.

12. INFORMATIVES

1. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.