

Application Number:	2018/1382/FUL
Site Address:	30 Portland Street, Lincoln, Lincolnshire
Target Date:	1st February 2019
Agent Name:	Bettaserve Ltd
Applicant Name:	City Of Lincoln Council
Proposal:	Installation of new shopfront

Background - Site Location and Description

The application proposes the installation of a new shop at 30 Portland Street.

The premises is a two storey mid-terrace property located on the north side of the street, within 400m of the High Street to the west. The building is flanked by no. 26-28 to the west, formerly occupied by Flames, and no. 32 to the east, a coffee shop. The property is located within the West Parade and Brayford Conservation Area.

The application is being presented to Members of the Planning Committee as the City Council own the property.

Site History

Reference:	Description	Status	Decision Date:
2018/0810/RG3	Change of use from Retail (Class A1) to Community Hub space (Class D1)	Granted Conditionally	16th August 2018

Case Officer Site Visit

Undertaken on 15th January 2019.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP27 Main Town Centre Uses - Frontages and Advertisements
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and local planning policy
- Effect on visual amenity and the character and appearance of the conservation area
- Effect on local amenity
- Effect on Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Local and National Planning Policy

The National Planning Policy Framework states that applicants should take the opportunities available for improving the character and quality of an area and the way it functions. Buildings and extensions should promote high levels of sustainability through good design and weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Central Lincolnshire Local Plan (CLLP) Policy LP27 advises that proposals for alterations to frontages will be permitted provided they area a high quality design and sympathetic in scale, proportion and appearance to the building and to the character of the surrounding street scene. The policy also requires that, in the case of conservation areas, the appearance of the building should be enhanced.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) requires development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Effect on Visual Amenity and the Character and Appearance of the Conservation Area

The existing shopfront is in a poor state of repair. The application proposes the installation of a new entrance door and window in white powder coated aluminium, with a new fascia sign installed above. Two first floor windows at first floor are to be retained. It is considered that the new shopfront is an improvement on the current arrangement and will enhance the building and the conservation area, as required by Policies LP25 and LP27 of the Central Lincolnshire Local Plan.

Local Amenity

Given the location of the site, it is considered that there would not be harm caused to the amenities of the occupiers of nearby residential properties by reason of smell, fumes, dust, grit or other pollution, or by reducing daylight or privacy. As such there would be compliance with Policy LP26 of the Central Lincolnshire Local Plan.

Effect on Highway Safety

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Legal Implications

None.

Conclusion

The proposed development is of an appropriate design that would not materially harm the character and appearance of the building or conservation area, in accordance with Policies LP25, LP26 and LP27 of the Central Lincolnshire Local Plan (2017) and guidance contained within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Conditions

1. Development is carried out within 3 years
2. Development be carried out in accordance with the approved plans