

Planning Reference No:	09/3428C
Application Address:	28 Wheelock Street, Middlewich
Proposal:	Replacement of existing steel faced rear door to pharmacy with steel security door.
Applicant:	L. Rowland & Co. (Retail) Ltd
Application Type:	Listed Building Consent
Expiry Date:	10 th December 2009
Date report Prepared	26 th November 2009
Constraints:	Grade II Listed Building Middlewich Conservation Area Principal Shopping Area

SUMMARY RECOMMENDATION

GRANT Listed Building Consent subject to conditions.

MAIN ISSUES

- Policy
- Impact on Listed Building

1. REASON FOR REFERRAL

The application has been brought to the Southern Planning Committee, as the agent is related to an officer of the Council working in the Planning Department.

2. DESCRIPTION AND SITE CONTEXT

The site comprises of a Grade II Listed three storey mid terraced town house situated within the Middlewich Principal Shopping Area and Middlewich Conservation Area. The ground floor of the property is used as a pharmacy with the upper floors used as residential accommodation.

3. DETAILS OF PROPOSAL

The application involves the replacement of an existing steel facing rear door that is contained within a modern lean-to single storey extension attached to the rear of the building. The door provides access to the rear of a dispensing pharmacy that occupies the ground floor of the premises. Given the presence of controlled substances the applicant requires the existing rear door to be replaced with a more secure door.

4. RELEVANT HISTORY

None

5. POLICIES

National Guidance

PPG15 – Planning and the Historic Environment

Congleton Local Plan 2005

BH4 & BH5 - Effect of Proposals on Listed Buildings

6. CONSIDERATIONS (External to Planning)

Conservation Officer: Is of the opinion that the existing extension within which the door would be sited is not a great extension to find behind a Listed Building...scots commons used for facings, plastic gutters, steel-faced door, poor design. While it would be questionable to require a full conservation door when everything else is poor, I think we should be looking for some improvement, here. I would suggest a vertically boarded timber facing, painted in a dark colour to be agreed, cladding a steel sub -frame for the required security.

7. VIEWS OF MIDDLEWICH TOWN COUNCIL

No Objection.

8. OTHER REPRESENTATIONS

None received.

9. APPLICANT'S SUPPORTING INFORMATION

- Design & Access Statement
- Photographs of a similar security door

10. OFFICER APPRAISAL

Policy

National planning policy PPG15 states that 'some listed buildings are the subject of successive applications for alteration or extension: in such cases it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a building's special interest'.

Policies BH4 and BH5 of the adopted Congleton Borough Local Plan First Review seek to ensure that proposals to extend or alter listed buildings will only be granted where the proposal is in keeping with the character of the building, does not result in a loss of identity to the original building, and does not have a detrimental effect on detrimental effect on the existing architectural and historic and historic character or appearance of the listed building.

Impact on Listed Building

Given that the proposal relates to a door contained within a rear extension to the building, the proposal would not result in the loss of any original or historic fabric. With regards to the

external appearance, the existing extension of the building is not particularly well designed or sympathetic to the style, character or materials of the main listed building.

Whilst the proposal would replace an existing door with a metal security door within the same aperture it is considered that a more appropriate style of door should be used to help improve the appearance of the extension. Whilst it would not be reasonable to require the provision of a full conservation style timber door in this instance, the special interest and architectural quality of this building would be safeguarded if the proposed door were to be clad with timber and painted to help mimic the appearance of a vertically boarded door. This could be secured and agreed by condition. Thus, subject to the imposition of a condition relating to the facing materials, it is considered that the proposal would not have a detrimental effect on the existing architectural and historic and historic character or appearance of the listed building.

11. CONCLUSIONS AND REASONS FOR THE DECISION

In conclusion it is considered that subject to compliance with conditions, the works would represent an improvement to the existing building and would be in compliance with relevant national and local plan policies. As such, it is recommended that Listed Building consent be granted.

12. RECOMMENDATION

APPROVE subject to the following conditions

- 1. Commence development within 3 years**
- 2. Development in accordance with agreed drawings**
- 3. Submission of details/samples of external materials and finishes including requirement to clad the external facing door with timber**

LOCATION PLAN: Cheshire East Council Licence no 100049045

