

The Application is for the variation of condition 2 of permission 12/00218/FUL which specified the approved plans and supporting information of that permission. The variation sought is the substitution of the approved plans with amended plans which show changes to the external scale and appearance of the building.

The application site is that of the former Poundstretcher store located within the Primary Shopping Area of Newcastle town centre as indicated on the Local Development Framework Proposals Map and within the Newcastle Town Centre Conservation Area. In terms of the Newcastle Town Centre Supplementary Planning Document (SPD) the site lies within the "Northern Quarter".

The statutory 13 week determination period for the application expires on the 17th October 2014

RECOMMENDATION

PERMIT subject to the following conditions:-

- 1. Approved plans to be as now applied for**
- 2. This consent grants permission only for the variation of condition 2 of planning approval 12/00218/FUL. All other conditions of that permission shall apply**

Reason for recommendation

The original scheme was considered to make a positive contribution to the character and appearance of the Conservation Area and general streetscene of the Town Centre. The proposed building has the same overall proportions and scale and retains the appearance of the approved scheme because the changes to the design are minor. For these reasons the application should be approved.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Policies and Proposals in the approved Development Plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009) (CSS)

Strategic Aim 16 (SA16) – To eliminate poor quality development and establish a culture of excellence in built design by developing design skills and understanding by requiring good, safe design as a universal baseline and distinctive design excellence in all development proposals and by promoting procurement methods which facilitate the delivery of good design.

Policy ASP4: Newcastle Town Centre Area Spatial Policy

Policy CSP1: Design Quality

Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy B5: Control of Development Affecting the Setting of a Listed Building

Policy B9: Prevention of Harm to Conservation Areas

Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

Policy B13: Design and Development In Conservation Areas

Policy B14: Development in or adjoining the Boundary of Conservation Areas

Other material considerations include:

Relevant National Policy Guidance:

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (2014)

Supplementary Planning Guidance

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Newcastle Town Centre Supplementary Planning Document (SPD) (January 2009)

Relevant Planning History

12/00040/CON Demolition of fire damaged building Permitted

12/00218/FUL Erection of a replacement building to be used as a retail/shop unit Permitted

Views of Consultees

The Chair of the **Conservation Advisory Working Party** has acted on behalf of the Working Party because the relevant meeting was cancelled due to there being insufficient business. The Chair has considered the revised plans and raises no objections to the application due to the fact that no harm would be caused to the character or appearance of the Newcastle Town Centre Conservation Area.

The **Conservation Officer** notes that permission has previously been granted for a replacement building. The scheme now proposed is slightly amended following the detailed design for the construction phase of the building and its steelwork. The change in the height of the eaves and the alterations to the chimneys and window heights are minor and will not be visually different to the permitted scheme particularly from street level. As far as the rear is concerned the changes are not that cause harm to the building's design and therefore no harm to the Conservation Area would result.

Representations

No letters of representation have been received.

Applicant/agent's submission

The application includes information that the detailed design process has created the need to accommodate a steel frame which has altered the external appearance of the building.

All of the application documents can be viewed at the Guildhall, and on the Council's website using the following link www.newcastle-staffs.gov.uk/planning/1400483FUL. The previously approved scheme is available to view on the Councils' website and will be available for members to view at the Committee.

KEY ISSUES

The original applications (**12/00040/CON & 12/00218/FUL**) were for the demolition of the building and full planning permission for a replacement building respectively. Conservation Area Consent and full Planning Permission were granted, the proposals being considered acceptable.

The replacement building was considered to have no greater impact than the previous building with significant improvements to the design and appearance to the frontage of the building being achieved which would enhance the character and appearance of this part of the Newcastle Town Centre Conservation Area.

Application reference 14/00483/FUL is for the variation of condition 2 of 12/00218/FUL which specified the approved plans. The variation sought is the substitution of the approved plans with plans that shows slight variations to the external appearance of the building.

The alteration to the plans, if accepted, will mean that the height of the front face of the building to the eaves will be reduced by 600mm. From the eaves to the ridge there will an increase of approximately 500mm (measured vertically).The proportions of the window positions on the building will therefore slightly change but with no discernable difference to the passer-by at street level. The height and proportions of the shop front will remain the same. The overall height of the building to the ridge remains the same as are the chimney heights. The rear two storey outrigger built in the traditional style is slightly shorter than in the approved scheme by approximately 500mm but again the change will not be noticeable. All of the other specifications relating to the materials proposed remain the same.

Background Papers

Planning file
Planning documents referred to

Date report prepared

3 September 2014