SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0253/92

Applicant: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Part demolition of building

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Type: CONS AREA CONSENT

Date received: 28-FEB-92

03-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

H11/0253/92

28 FEB 1992

Mr. & Mrs TILLER
137 LITTLE LONDON
LONG SUTTON
SPALDING
LINCS

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET HARGATE
SPALDING
LINCS
0406 23762.

13. MARKET PLACE LONG SUTTON LINCS

~~INSTALLATION OF NEW SHOP FRONT~~.
Part demolition of building

28/2/92.

✓

OWNER.

28/2/92.

14. PLANNING APPLICATIONS (Continued)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with the applicants ways in which the appearance of the frontage space above the fascia can be improved.

H11/0253/92 Mr and Mrs Tiller	Conservation Area Consent for part demolition of 13 Market Place, Long Sutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to discuss with the applicants ways in which the appearance of the frontage space above the fascia can be improved.

(End of Minutes)

368. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H11/0253/92 Mr & Mrs Tiller	Conservation Area Consent for part demolition of 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

(d) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H08/0173/92 Mr B Meakin		Conversion of domestic storage building to dwelling at Chopdike Drove, Gosberton Clough.

(To ensure that the use of the storage building is undertaken by the occupiers of the proposed dwelling.)

H03/0193/92 Scottish Life Assurance Co.	OA	Residential development at Littleworth Drove, Deeping St. Nicholas.

(To ensure that the development is not commenced until (i) a link road has been provided to the satisfaction of the highway authority; (ii) the necessary legal arrangements have been made to close the existing junction to the A16 Trunk Road; and (iii) details of the sewage treatment plant and the phased implementation of the development have been approved by the local planning authority and Anglian Water.)

H03/0082/92 Abbey Life Assurance Co. Limited and Scottish Life Assurance Co.	OA	Residential developments including details of means of access at Littleworth Drove Deeping St. Nicholas.

(To ensure that the development is not commenced until (i) a link road has been provided to the satisfaction of the highway authority; (ii) the necessary legal arrangements have been made to close the existing junction to the A16 Trunk Road; and (iii) details of the sewage treatment plant and the phased implementation of the development have been approved by the local planning authority and Anglian Water.)

APPLICATION REFERENCE: H11/0252/92 DATE RECEIVED: 28 February 1992

APPLICANT: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincolnshire

AGENT: Cooper Architectural
Hocklesgate
Fleet Hargate
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Installation of new shop front

LOCATION: 13 Market Place, Long Sutton, Spalding, Lincolnshire

APPLICATION REFERENCE: H11/0253/92 DATE RECEIVED: 28 February 1992

APPLICANT: Mr & Mrs Tiller
137 Little London
Long Sutton
Spalding
Lincolnshire

AGENT: Cooper Architectural
Hocklesgate
Fleet Hargate
Spalding
Lincolnshire

TYPE: CAC

DESCRIPTION: Part demolition of building

LOCATION: 13 Market Place, Long Sutton, Spalding, Lincolnshire

Parish Council: H11/0252/92 - No objections - Consider it would enhance this property.
H11/0253/92 - No objections.

County Highways: No objections.

Consultant Architect: Summarised:
- In many Conservation Areas the replacement of a modern shop front with a traditional style one would be entirely appropriate.
- Where the building is Eighteenth or Nineteenth Century the shop front would then be in character with the building into which it is inserted. This case, however, is a 1930's building which, because of the absence of a upper floor, is noticeably different from the more traditional buildings adjacent. Because it has some interesting details and is itself reasonably well proportioned the existing front does not, in my view jar, and in its own way it also makes a contribution to the Conservation Area.
- Because of the difficulties involved in trying to disguise the existing structure I would suggest that a preferably approach if this frontage is to remain would be to repair and refurbish the existing shop front. If the effective height of the shop windows is too high for the proposed use, a transom line could run through at the same

height as that above the doors and subdivided into three panes as an alternative approach.

PLANNING POLICIES/DOE ADVICE
Inside Conservation Area.
Section 72 requires Local Planning Authorities in dealing with applications to pay special attention to the desirability of preserving or enhancing the character of appearance of a Conservation Area.
Long Sutton and Sutton Bridge Local Plan.

PREVIOUS DECISIONS
H11/0623/90 - Living accommodation to rear of shop - Permitted.
H11/0999/90 - Proposed change of use of shop to Restaurant - Permitted.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal(s) would preserve or enhance the character or appearance of Long Sutton Conservation Area.
2 A proposal is to reduce the height of the shop window and fascia and to insert a smaller scale "Victorian" style shop front, of a similar form to those on the left.
3 This building is in the centre of the Long Sutton Conservation Area and part of a group in the Market Place. The two storey building to the left has two attractive late Nineteenth Century shop fronts of a scale suitable to the mid-Nineteenth Century date of the building, which has on its first floor four attractive bordered sash windows. The property to the right is three storey, probably late-Eighteenth Century, with a modern wooden shop front beneath a plain cornice. The application building is different from its neighbours, in that it has no upper storey and the shop front and shop window is significantly taller than those adjacent.

CONCLUSIONS
1 The Consultant Architect has stated that in many cases within the Conservation Area, the replacement of a modern shop front with a traditional style one would be entirely appropriate. However, this case is considered to be an exception on the basis that it is a 1930's building which, because of the absence of a upper floor, is noticeably different from the more traditional buildings adjacent. Because it has some interesting details and is itself reasonably well proportioned the existing frontage, in its own way makes a contribution to the Conservation Area.
2 Pursuant to the above, the replacement shop front is not considered acceptable due to the difficulties involved in trying to disguise the existing structure. It is suggested that a more preferably approach would be to repair and refurbish the existing shop front along the lines suggested by the Consultant Architect.
3 Although the applicants have applied for Conservation Area Consent to demolish part of the building, it is my opinion from the information provided that this is not required in its own right.

RECOMMENDATION -
H11/0252/92 - Refuse Permission.
1 The proposal is to reduce the height of the shop window and

fascia and to insert a smaller scale "Victorian" style shop front, of a similar form to those on the left. However, because of the form of the existing building, the absence of a upper floor, and the solid tiles frontage, which appears to be part of the structure, above the shop front the area has been clad with slate hanging, finished with a scalloped lead trim. It is the opinion of the Local Planning Authority that the latter in particular would be inappropriate, because of the difficulties involved in trying to disguise the existing structure and as such would not preserve or enhance the setting or appearance of the Conservation Area. The proposal is also considered to be contrary to Long Sutton and Sutton Bridge Local Plan EN3, which states that the District Council will seek to prevent development which would conflict with the character of the Conservation Area.

NOTE
Because of the difficulties involved in trying to disguise the existing structure it is considered that a preferably approach would be to repair and refurbish the existing shop front (for which planning permission may or may not be required).

H11/0253/92 - That the applicants be requested to withdraw the application on the basis that, from the information provided, it would appear that Conservation Area Consent is not required.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

C.M

Application no: H11/0253/92 Type: CONS AREA CONSENT

Applicant: Mr & Mrs Tiller
Tel:

Agent: Cooper Arch. Design
0406 23762

Description: Part demolition of building

Location: 13 Market Place
Long Sutton
Spalding
Lincs

Valid date:	28-FEB-92	Terminal date:	24-APR-92
Target dates:		Target Committee:	14-APR-92
To case officer	04-MAR-92	Report deadline:	31-MAR-92
Inspected by	09-MAR-92		
Extra contacts	14-MAR-92	Case Officer:	
Report if not clear by	03-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 0 M2
Category: Alteration
Listed building:
Conservation Area: LONG SUTTON

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Mrs M E Kerr	0529 240713	02-APR-92	16-APR-92
Site/Press Advert CSA		10-MAR-92	31-MAR-92

L C C - No Objection fe 08 8/4/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

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Inspected by 09-MAR-92
Extra contacts 14-MAR-92
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Case Officer:
D M GEDNEY

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Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Site/Press Advert CSA		10-MAR-92	31-MAR-92

No Obj

L.C.C — No objections JSCS 12/3/92

Sheila Tiller

Ladies Fashion

11 Market Place,
Long Sutton,
Spalding,
Lincs PE12 9JA
Tel: Holbeach 363433

1 Paradise Road,
Downham Market,
Norfolk,
PE38 9HL
Tel: D/Mkt 383189

Please reply to: Long Sutton
Downham Market

N. R. Midlen,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

30th July 1992

Dear Sir, Re: Frontage - 13 Market Place Long Sutton, Spalding.

We have received a letter from Robert Freakley Associates regarding alterations to frontage of Premises 13 Market Place, Long Sutton.

We wish to withdraw our current two applications which were presented to you as we understand that planning permission for the revised design is not now required.

The work to be carried out will conform to the details supplied.

Yours faithfully,

Sheila Tiller.

H11/252/253/92

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JUL 1992
Attention of
DPO
DDPO
JC
File Nos.
Action by
Copy

BRI. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

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Agent: Cooper Arch. Design
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Description: Part demolition of building

Location: 13 Market Place Long Sutton
Spalding Lincs

Type: CONS AREA CONSENT

Date received: 28-FEB-92

05-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1992 DX

Attention of
DPO NRM
DDPO SS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of LONG SUTTON .

Reference No: H11/0253/92
Description: Part demolition of building

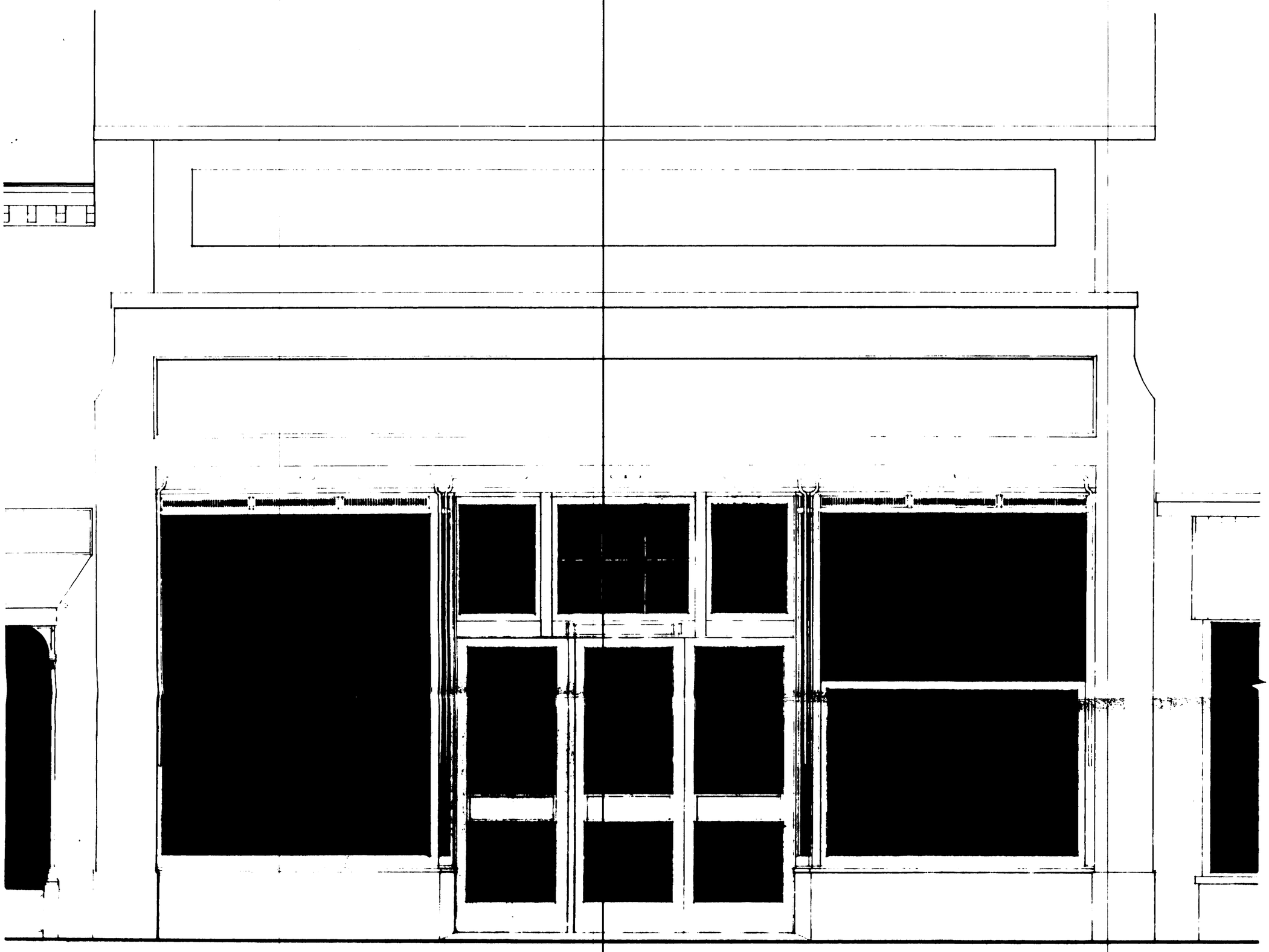
Location: 13 Market Place
Long Sutton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 31-MAR-92 quoting the above reference number.

B Smith
District Planning Officer

10-MAR-92

SOUTH HOLLAND DISTRICT COUNCIL



Elevation



Plan

