

Application Reference Number: H16/0269/01

Application Type: Condition Compliance

Description: Details of security grills (Conditions 2 & 3 of H16/0623/98 and H16/0624/98)

Location: 12 Market Place, Spalding, Lincs

Applicant: Revills Jewellers

Agent: Revills Jewellers

1. REASON FOR COMMITTEE CONSIDERATION

Plans Sub-Committee resolution required details submitted for condition compliance to be referred to the Plans Sub-Committee.

2. PROPOSAL

Date:

21 MAR 2001

The design and colour of the proposed shutters have been submitted for consideration.

3. SITE DESCRIPTION

The shutters are to be installed on a Grade II Listed Building within the Spalding Conservation Area.

4. RELEVANT PLANNING POLICIES

H16/0623/98 & H16/0624/98 – Planning and listed building consent for installation of security grills to windows/doors – Granted.

5. RELEVANT PLANNING HISTORY

When the listed building and planning applications were considered by the Plans Sub-Committee on 13 December 1999 it was resolved:

- to grant planning permission/listed building consent with two conditions and also;
- that the details submitted to comply with those conditions should be referred back to the Plans Sub-Committee.

The applicant has suffered three break-ins within the last six months and requires the shutters to be installed as soon as possible. The Committee report has, therefore, been put to the Development Control Committee rather than the Plans Sub-Committee for speed.

The two conditions are as follows:

Condition 1

“Before development commences details of the proposed colour of the shutter, the shutter’s box housing and guide rails and lintel cover shall be submitted to and approved in writing by the Local Planning Authority.”

Condition 2

"The shutter grill shall be of an open brick bond style, the detailed specification of which, together with the specification of the shutter box housing and shutter guide, shall be submitted to and approved in writing by the Local Authority before development commences."

The submitted details show that the shutter, etc. will be anodised aluminium in colour which will match the metal window frames of the shop front. The shutter will be punched with a brick bonded design, each hole measuring 40 millimetres x 270 millimetres (1.5 inches x 10.5 inches). The holes will have polycarbonate glazing.

6. REPRESENTATIONS

Consultations were carried out on the original application, and are normally not carried out on condition compliance applications.

7. MATERIAL CONSIDERATIONS

The submitted details show that the shutter will be constructed of polycarbonate sections threaded onto steel rods. This results in a transparent shutter when in the closed position so that the inside of the shop is open to view. This will avoid the normal 'dead' elevation that shutters produce when closed.

The shutter housing box will be produced from anodised aluminium and the steel shutter guides will have an anodised look. This is to visually link with the material the shop windows are constructed from.

It is considered that the proposal will be suitable for this Listed Building and will avoid 'dead' frontage when the shutters are closed. Further, whilst officers would not wish to encourage the installation of more shutters in the town centre, the proposal represents a leading example which it is hoped other shopkeepers will imitate if shutters are shown to be necessary.

8. RECOMMENDATION

Grant condition compliance.
