

Report of the Chief Executive

APPLICATION NUMBER:	22/00247/REG3
LOCATION:	35-37 The Square, Beeston, Nottinghamshire, NG9 2JJ
PROPOSAL:	External alterations to existing building including new shop front entrances, new cladding/fascia to canopy, led strip lighting and other minor refurbishment works

This application is to be heard at Planning Committee as the application building is Council owned.

1 Executive Summary

- 1.1 The application seeks full planning consent for external alterations to an existing building including new shop front entrances, new cladding/fascia to an existing canopy, led strip lighting and other minor refurbishment works.
- 1.2 The site includes 35-37, The Square Beeston comprising of vacant retail units at ground floor level with a mixture of office and retail at first floor.
- 1.3 The main issues relate to whether the design is acceptable and its impact on heritage assets; whether there would be an unacceptable impact on neighbour amenity; and whether the proposal would have an unacceptable impact on highway safety.
- 1.4 The Committee is asked to resolve that planning consent be granted subject to the conditions outlined in the appendix

APPENDIX

2 Details of the Application

2.1 The application proposes the refurbishment of existing shopfronts 35-37 The Square; including the painting of existing glazed frames and the installation of two additional shop front entrances. External piers and stall risers would receive new cladding. Whilst the existing external canopy structure will remain, the existing external canopy cladding would be replaced with new fascia details and soffit cladding. Both fascia would have integrated recessed LED strip lights and down lights above shop front entrances.

3 Site and surroundings

3.1 The application property includes 35-37, The Square Beeston, Nottinghamshire. The site is located within the town centre of Beeston.

4 Relevant Planning History

4.1 93/00441/FUL - Construct new shopfronts and make internal refurbishment (approval)

4.2 93/09031/ADV - Display 2 no. illuminated projecting signs and 3 no. illuminated fascia signs (approval)

4.3 01/00938/ADV - Display illuminated replacement fascia and projecting signage (approval)

5 Relevant Policies and Guidance5.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

5.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

5.2 **Part 2 Local Plan 2019**

- Policy 10 – Town Centre and District Centre Uses
- Policy 11 – The Square Beeston
- Policy 17 – Place-making, Design and Amenity
- Policy 18 – Shopfronts, Signage and Security Measures
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets

5.3 **National Planning Policy Framework (NPPF) 2021:**

- Part 12 – Achieving Well Designed Places
- Part 16 – Conserving and Enhancing the Historic Environment

6 Consultations

- 6.1 Resident comments: none received.
- 6.2 Broxtowe Environmental Health – no objections.

7 Assessment

- 7.1 The main issues relate to whether the design is acceptable and its impact on heritage assets; whether there would be an unacceptable impact on neighbour amenity; and whether the proposal would have an unacceptable impact on highway safety.
- 7.2 The proposed external works include the refurbishment of existing shopfronts 35-37, The Square. The proposed external works are located within the town centre of Beeston and as such the general principle of development is considered to be acceptable in this location.
- 7.3 The Beeston West End Conservation Area and the listed St. John's the Baptist church are located to the south west and west of the site respectively. Views of the proposed works within the setting of the adjacent conservation area and listed building are limited. The proposed external works include re-painting existing glazed frames in anthracite grey and the installation of two additional shop front entrances. External piers and stall risers would receive light and dark stone cladding. The existing external canopy would be finished in new anthracite grey cladding. Both fascia would have integrated recessed LED strip lights and down lights above shop front entrances.
- 7.4 Due to the intervening highway, it is considered the proposal will not harm these heritage assets. The proposed external works help to enhance the shop frontages within a high visible town centre location. It is therefore considered the proposed external works will have no significant impact on visual amenity.
- 7.5 External lighting is included as part of the external works including: recessed circular down lights above entrances, recessed linear LED strip lighting (within panel joints) and recessed linear LED strip lighting – within soffit of the fascia. The external lighting will be no greater than 50cd/m², which is considered appropriate in a town centre location. No residential is located at first floor level. As such it is considered the proposed development will not be significantly detrimental to the amenity of any neighbouring properties.
- 7.6 It is considered that the proposed external works will not be detrimental to the access or parking provision to the site.

8 Conclusion

- 8.1 In conclusion, it is considered that the proposed external works will enhance shop fronts 35-37 and make a positive impact upon the character and appearance of Beeston town centre. As such, it is recommended that planning permission is granted, subject to the conditions set out below.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that advertisement consent be granted subject to the following conditions:</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>This permission shall be read in accordance with the following plans: Site location plan No: 8000 Rev. A, Existing floor plans No. 08008 Rev. B, Existing elevations No. 08030 Rev. A, Proposed floor plans No. 08020 Rev. D, Proposed elevations No. 08040 Rev. A, Proposed lighting plan No. 08050 Rev. A (received by the Local Planning Authority 18.03.22).</p> <p>Reason: For the avoidance of doubt.</p>
3.	<p>The intensity of illumination of the signs shall not exceed 50 candelas/square metre.</p> <p>Reason: To ensure that the development does not appear as an unduly prominent feature in the area in accordance with Policy 10 – Design and Enhancing Local Identity of the Broxtowe Aligned Core Strategy 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
4.	<p>The hereby permitted external lighting shall not be used outside of permitted opening hours.</p> <p>Reason: To ensure that the development does not appear as an unduly prominent feature in the area in accordance with Policy 10 – Design and Enhancing Local Identity of the Broxtowe Aligned Core Strategy 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>NOTES TO APPLICANT</p>	
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

Photographs

Views of existing building from the Square



View from Foster Avenue



View of existing canopy



View under existing canopy

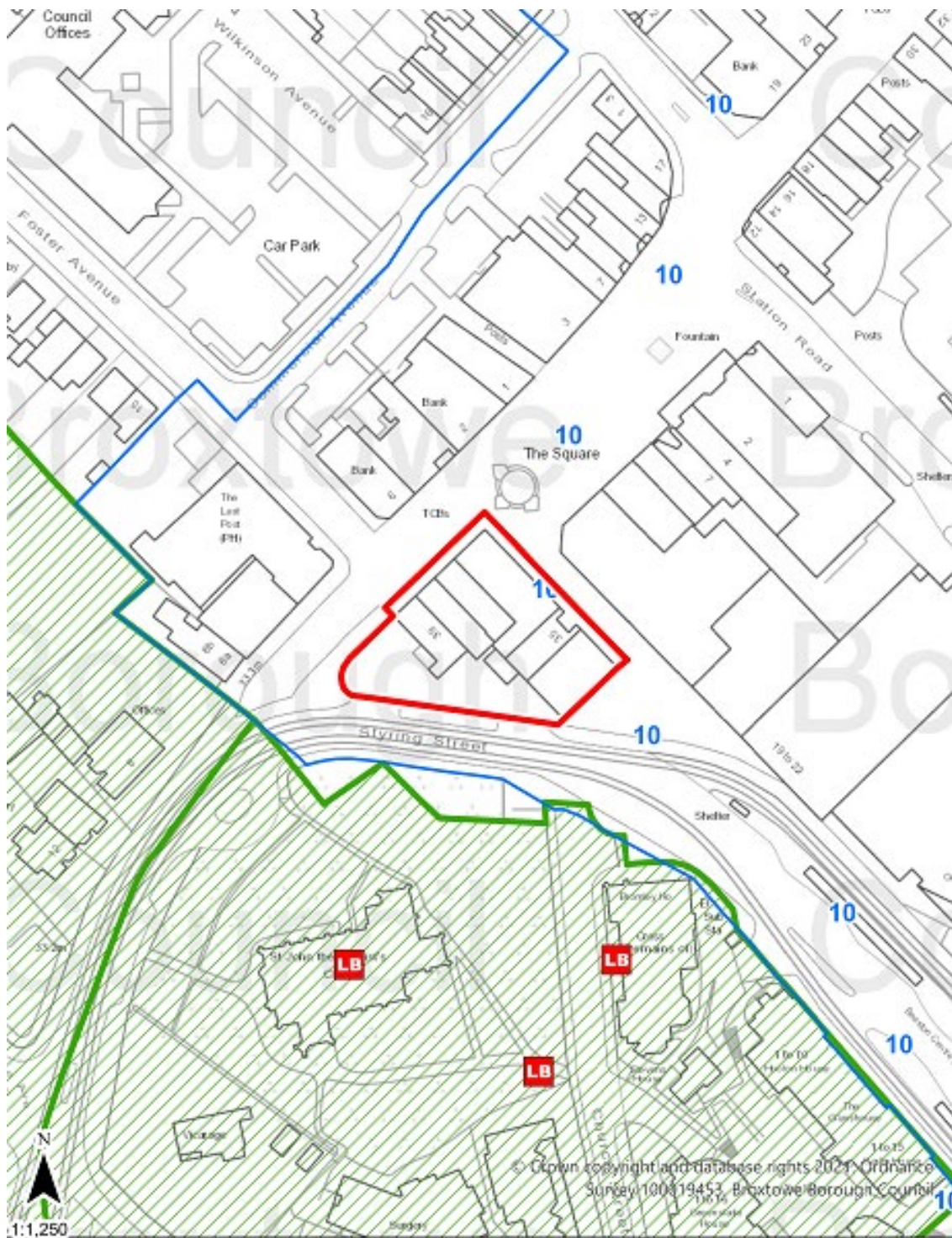


View of existing shop front







Plans (not to scale)

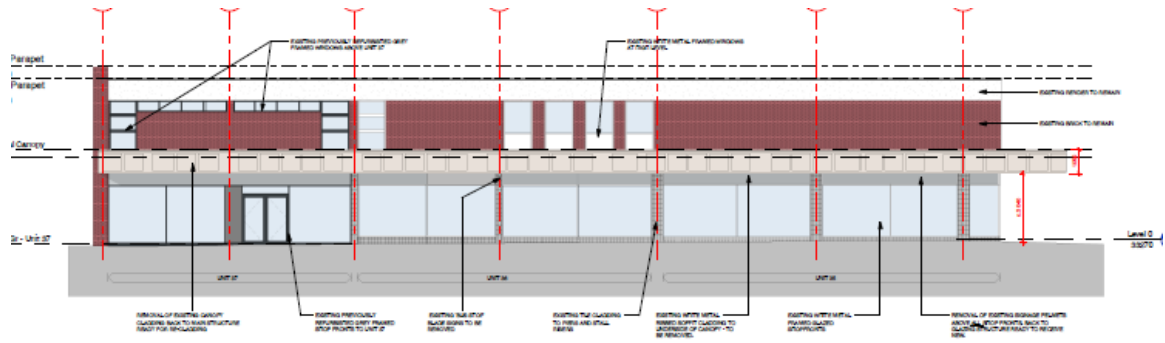
Site location plan



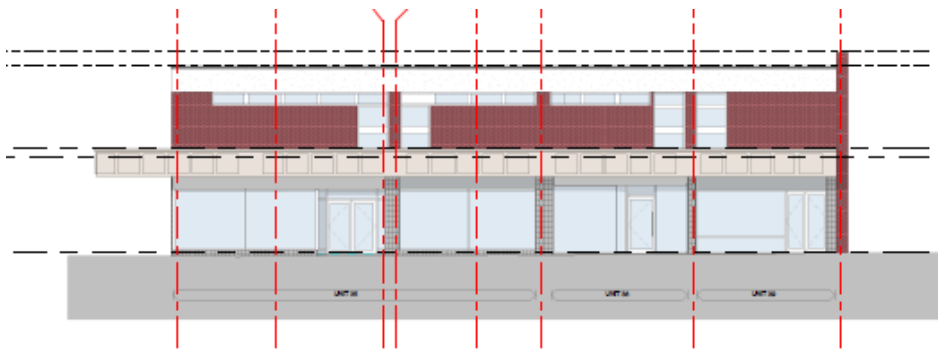
Legend

-  Site Outline
-  Conservation Area
-  Listed Building
-  Town or District Centre

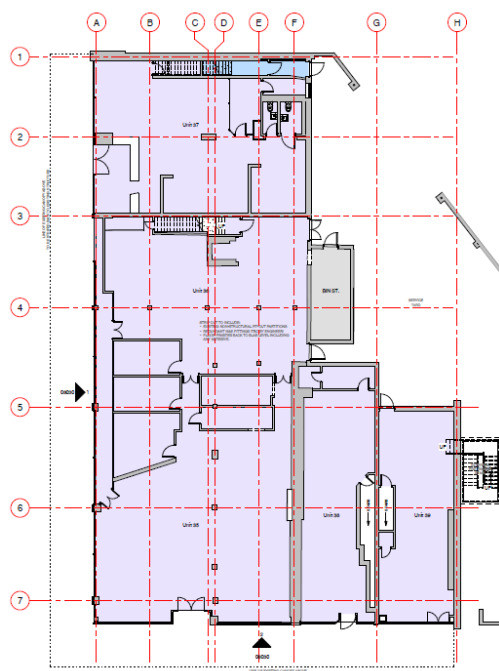
Existing North East elevation



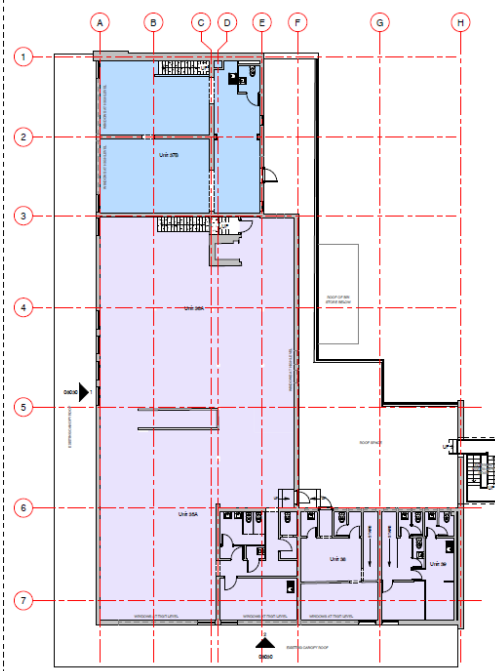
Existing North West elevation



Existing ground and first floor plan

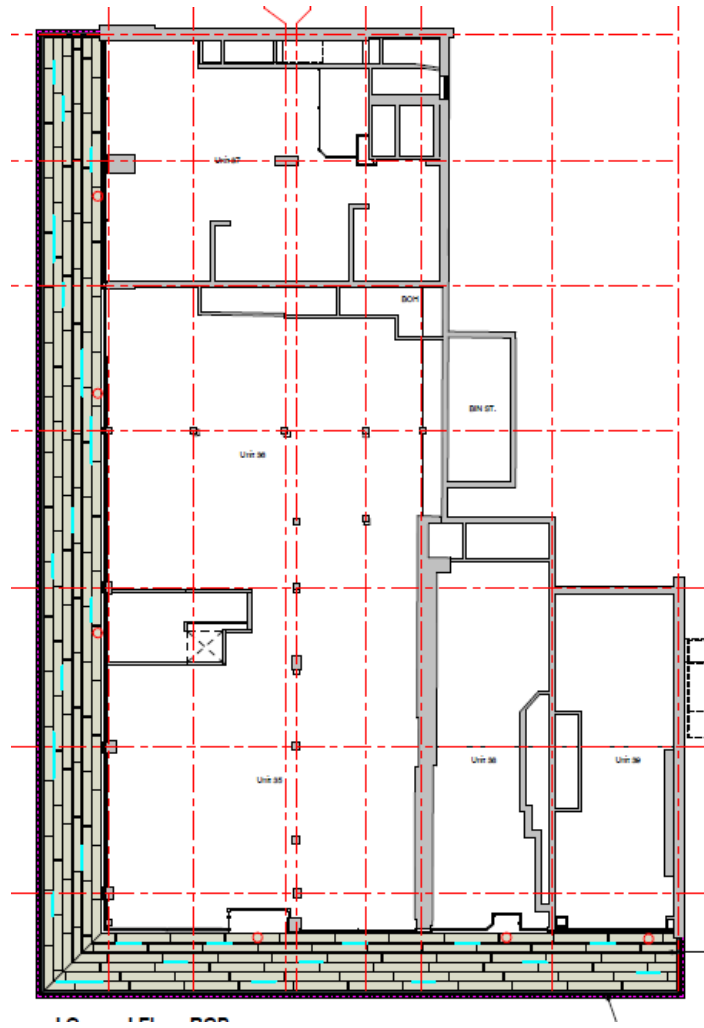


Existing Ground Floor Plan
1:100



Existing First Floor Plan
1:100

Proposed canopy lighting



Proposed canopy refurbishment



