

**Development Control Committee  
6 December 2005**

Report by Enforcement Officer

**1. Cancer Research UK, 16 High Street, Stamford.**

**The Site**

The premises Cancer Research UK, 16 High Street, Stamford occupies a frontage which faces onto the pedestrian walkway along the main high street in the centre of Stamford. The property is a grade II listed building and is a 3 storey, early 18<sup>th</sup> century stone building which has a timber shop frontage and lies within the Stamford Conservation Area.

**Breaches of Planning Control**

Members may recall listed building consent S04/LB/6292 – replacement signage. This application was refused as it was considered the projecting sign was an unsympathetic feature on the grade II listed building. This remains in situ.

The shopfront to the premises has also been painted in a deep purple colour.

**Planning Policy**

Policies C5 and C6 of the Local Plan deal with alterations to listed buildings. The policies reject applications which have a detrimental effect on the appearance and character of listed buildings. Policy EN1 seeks to protect and enhance the built environment, through the reflection of appropriate designs and materials.

**Officer Comments**

The alterations are considered to be inappropriate, utilising a vivid colour scheme which pays no respect to the traditional character of the building. It is considered the colour scheme and signage are not sympathetic to the character or appearance of the listed building. They do not preserve or enhance the Conservation Area.

**RECOMMENDATION**

That authority be given for appropriate enforcement action to be taken.

**2. The New Inn, 10 West Street, Folkingham.**

## **Insertion of windows and doors also erection of odour extractor unit.**

### **The Site**

The premises were formerly 2 cottages and is now a public house which is situated on the north side of West Street, Folkingham. The property is a grade II listed building which has a red brick and colour washed frontage and lies within the Conservation Area.

### **Background**

Members may recall a recent planning approval for a rear extension incorporating kitchen, toilets and dining area at the public house (S05/0471/32 and S05/LB/6390/32).

The extension to the rear of the public house is not listed in its own right, but is attached to the main building which has a listing. The extension therefore falls within the definition of a listed building by virtue of Section 1 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act.

There was a condition attached to the planning approval requiring detailed drawings of new windows and doors to be submitted to the local authority prior to commencement of the development.

The required details were submitted by the applicant and indicated that white primed treated softwood would be the material used for both the windows and doors. This was approved.

### **Breaches of Planning Control**

A recent complaint was received taking issue with the materials (UPVC) used in connection with the windows and doors to the rear extension of the public house. Further concern was expressed about the erection of an odour extractor unit above the kitchen area of the extension.

### **Planning Policy**

Policies C5 and C6 of the Local Plan deal with alterations to listed buildings. The policies reject applications which have a detrimental effect on the appearance and character of listed buildings. Policy EN1 seeks to protect and enhance the built environment through the reflection of appropriate design and materials.

### **Officer Comments**

It is considered the UPVC windows and doors used in the extension are entirely inappropriate in respect of materials used and have severely compromised the character and appearance of the main building which is listed.

The silver metal extractor unit which has been erected forms a discordant feature and is visually detrimental to the Conservation Area.

### **RECOMMENDATION**

That authority be given for appropriate enforcement action to be taken.

**R W Edwards**  
**Development Control Services Manager**

<b>RELEVANT CONSIDERATIONS OF THIS REPORT</b>			
	<b>SIGNIFICANT</b>	<b>MINOR</b>	<b>NONE</b>
<b>STATUTORY POWERS</b>	*		
<b>STAT/EU REGULATIONS</b>	*		
<b>COUNCIL STRATEGIES</b>		*	
<b>COUNCIL POLICIES</b>		*	
<b>T &amp; C PLANNING</b>	*		
<b>BEST VALUE</b>	*		
<b>HUMAN RIGHTS</b>		*	