
REFERENCE NO: CR/2017/0448/FUL

LOCATION: [91 HIGH STREET, NORTHGATE, CRAWLEY](#)

PROPOSAL: REPLACEMENT OF GROUND FLOOR SHOPFRONT AND 1ST FLOOR WINDOWS WITH BURGUNDY ALUMINIUM FRAMED GLAZED WINDOWS AND DOORS. (AMENDED DESCRIPTION)

TARGET DECISION DATE: 25 July 2017

CASE OFFICER: Miss D. Angelopoulou

APPLICANTS NAME: Mr Talukder

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

CBC 0001 Location Plan, CBC 0002 Block Plan, 001 - RevA Existing Floor Plans & Elevations, 002 - RevA Proposed Plans & Elevations, 002 - RevA Proposed entrance elevation

CONSULTEE NOTIFICATIONS & RESPONSES:-

Central Crawley CAAC Objection. In the Committee's opinion the wooden frontage is a feature that should be retained and conserved.

NEIGHBOUR NOTIFICATIONS:-

None as the application has been advertised through an advert in the local press and by a site notice displayed in front of the site on 7th June 2017.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The objection of Central Crawley CAAC received to a recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application relates to a large two storey drinking establishment (A4 use) that was previously a shop built in the 1960's, which fronts onto High Street. It is located on the east side of High Street on the north corner of the junction with Bank Lane which runs along the southern and rear boundaries of the application site. The existing shopfront has a timber frontage in a mix of colours: of red and cream with black on the upper floor and pillars. The existing fascia board projects further to the front and side of the building on the projecting canopy.
- 1.2 The application site is located within the High Street Conservation Area, however it forms part of a more modern terraced row in the north of the Conservation Area. It is also located within the defined Town Centre Boundary and is within the Primary Shopping Area, comprising a Secondary Shopping Frontage.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the replacement of the existing timber framed 1st floor windows and shopfront with a burgundy coloured aluminium framed shopfront and 1st floor windows.
- 2.2 The proposal has been amended since the application was submitted, by altering the first floor glazing and two entrances to provide vertical emphasis to the frontage. The fascia board has also been revised to remain as existing.
- 2.3 The proposed shopfront would also include the replacement of the main 2 x quadruple door openings with 2x double doors. The other doors opening out onto the forecourt would be replaced by full height glass panes. All glazing would be clear and glazing joints would be structural silicone.
- 2.4 It should be noted that the application relates only to the replacement of the shopfront and 1st floor windows and the applicant has been advised to submit a new application for advertisement consent relating to the change of the name of the premises.

PLANNING HISTORY:-

- 3.1 CR/2016/1004/FUL – Replacement of shopfront entrance and window glazing to aluminium framed painted burgundy colour – Withdrawn.
- 3.2 CR/2006/0715/FUL – Retention of satellite dish on side elevation – Refused.
- 3.3 CR/1997/0541/ADV – Display of one externally illuminated fascia board and one internally illuminated amenity/menu box – Permitted and implemented.
- 3.4 CR/1997/0534/FUL – Provision of external alterations to provide new shopfront – Permitted and implemented.
- 3.5 CR/1997/0420/COU – Change of use from ground floor retail and 1st floor offices to cafe/bar A3 use – Permitted and implemented.
- 3.6 CR/1992/0192/ADV – Three internally illuminated signs – Permitted.
- 3.7 CR/1992/0191/FUL – Change of colour to shopfront (white) and stallriser facings – Permitted.
- 3.8 CR/126/1989A – Erection of internally illuminated fascia and projecting sign – Permitted.
- 3.9 CR/368/1975 – Use of first floors as offices – Permitted.
- 3.10 CR/081/1978A – Erection of internally illuminated fascia sign – Permitted.
- 3.11 CR/112/1969A – Erection of internally illuminated sign – Permitted.
- 3.12 CR/107/1969 – Erection of new shop front and internal alterations – Permitted.

PLANNING POLICY:-

National Planning Policy Framework (2012) (NPPF):

- 4.1 The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:
 - Paragraph 14 – Presumption in favour of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
 - Paragraph 17 – Core planning principles: Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- Section 7 – Requiring good design. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Paragraph 131 – In determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 132 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Crawley Borough Local Plan (2015-2030) (adopted December 2015):

4.2 The relevant policies include:

- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development in Crawley will be required to make a positive contribution to the area, be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings, and be able to meet its own operational requirements necessary for the safe and proper use of the site. Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions, Conservation Area Appraisals, the Manor Royal SPD, and advice on signs and advertisements.
- Policy ENV6: Sustainable Design and Construction. All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon.
- Policy CH12: Heritage Assets. All development should ensure that Crawley’s designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.
- Policy CH13: Conservation Areas. All development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area.

Urban Design Supplementary Planning Document (adopted October 2016)

- 4.3 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the retail development and shopfront. The following guidance applies to shopfronts in general and within the Conservation Areas, in particular the Crawley High Street Conservation Area:
- *‘The provision of a shop front will be a requirement for all new development which fronts onto the High Street. Active frontages should be provided elsewhere in the Conservation Area. This is a necessary requirement because it ensures the protection of the historic townscape and retains the potential for future retailing in the area.*
 - *New or altered shop fronts should be designed so that they integrate with the surrounding buildings and historic character of the area generally. The council encourages the use of traditional materials and designs in shopfronts and where possible, historic features should be retained or restored.*

- *A shop front must reflect the vertical emphasis of the frontage.*
- *Shopfronts and fascia boards should not dominate the shopfront facade or conceal historic building features.*
- *The design of shop fronts for buildings in historic areas should avoid large plate glass and shallow stall risers.*
- *Stallrisers should be included as part of shopfront design and should be at least 300mm high. However, height may vary depending on the style of the shopfront and the character and appearance of adjoining or nearby shopfronts. Contemporary shopfront designs, including shopfronts without stallrisers may be allowed when appropriate and justified.*
- *Often, the most suitable height for fascia boards is a fifth of the overall height of the shopfront from the cornice to the pavement.*
- *It is imperative that shopfront and fascia design in general and in conservation areas in particular are of high quality design. Poor quality shop front/fascia designs should not be replicated.*
- *Hanging signs with a historic character will be acceptable. Only one sign will be permitted per shopfront, it must be placed above fascia level and should not obscure architectural or historic features or neighbouring fascias.*
- *Internally illuminated signs will not normally be appropriate on historic shopfronts. However, in some circumstances and subject to consideration of the appropriateness of the sign's design to the Conservation Area and the amenity of adjacent premises, illuminated signage may be considered suitable, particularly externally illuminated signs. Special consideration will be given to premises that are part of the night time economy, such as pubs and restaurants. Where illuminated signage is permitted, the lighting unit should present a neat day time appearance and all wiring and switches should be properly concealed. Luminance should not cause glare or overpower and flashing should be avoided.'*

High Street Conservation Area Statement (December 1998)

- 4.4 This statement sets out the Borough Council's proposals for the High Street Conservation Area and includes the definition of its special interest and identification of the less attractive features which threaten its special qualities. In particular, regarding shopfront, modern style, materials it states:
- *'New or altered shopfronts should be designed so that they integrate with the surrounding buildings and historic character of the area generally.*
 - *A shopfront must reflect the vertical emphasis of a frontage.*
 - *Shopfronts and fascia boards should not dominate or conceal historic building features'*
 - *'A well thought out, sympathetic modern design is often much better in an old area than a poorly executed pastiche of a traditional design. Consequently, it would be inappropriate to prohibit the use of modern designs. Designs should relate to their surroundings.*
 - *No single local material predominates, although timber, plaster and red clay tile hanging are noticeable features to the listed and locally listed buildings. Some modern materials are specifically designed to be compatible with those used on older buildings. Whilst the use of modern materials is not precluded, their use should be compatible with surrounding development'.*

PLANNING CONSIDERATIONS:-

- 5.1 The main planning issues in the determination of this application are:
- The design & appearance of the proposal and its impact on the building, street scene & wider area, including the Conservation Area
 - The impact on neighbouring properties and amenities
 - Access issues and the suitability of access to those with disabilities or restricted mobility

The design & appearance of the proposal and its impact on the building, street scene & wider area, including the Conservation Area

Impact on the existing building

- 5.2 The existing building was built in the 1960s and forms part of a more modern terraced row in the north part of the High Street Conservation Area. The shopfront of No.91 High Street has a timber

frontage with a mix of colours: of red and cream with black on the upper floor and pillars. The existing fascia board projects forward of the main front and side elevations of the building on the projecting canopy. The proposal seeks to replace the existing timber framed shopfront and 1st floor windows with a burgundy coloured aluminium frame glazing. All glazing would be clear and all glazing joints would be structural silicone.

- 5.3 Alterations to the existing shopfront were approved in 1997, when the change of use from retail to café/bar, (a historic A3 use that included drinking establishments), was also approved. These alterations included a change in the glazing from a modern shopfront and windows to a new wooden frontage. The building is a more modern building within the Conservation Area and its design does not include any significant historical features. The existing shopfront is not considered particularly attractive and the proposal is not considered to be out of keeping with the more modern appearance/character of the existing building erected in the 1960's. The proposal is not considered to dominate the overall appearance of the building and is considered to be an acceptable alteration to this more contemporary building. Overall, the design and appearance of the proposal would not have a detrimental impact on the appearance of the building and would thus accord with the Local Policies CH2, CH3, CH12 and CH13.

Impact on the Conservation Area

- 5.4 The application site is located within the High Street Conservation Area. Crawley High Street was first designated as a Conservation Area in November 1986. The site on which the Conservation Area is based has a long history, dating back to Norman times and beyond. The High Street includes a number of features which contribute to its character and setting. Buildings lining the street are up to three storeys in height and maintain a vertical emphasis. A key objective of the Conservation Area is to ensure that any new development is sympathetic to the character and appearance of the area. The High Street Conservation Area Statement and the Urban Design SPD clearly state that: *'a sympathetic modern design is often much better in an old area than a poorly executed pastiche of a traditional design. Consequently, it would be inappropriate to prohibit the use of modern designs. Designs should relate to their surroundings.'*
- 5.5 The proposal to replace the existing shopfront with burgundy coloured aluminium framed glazing, has been amended since the application was submitted, by altering the first floor glazing and two entrances to provide vertical emphasis of the frontage. This amendment is in accordance with the Urban Design SPD which states: *'A shop front must reflect the vertical emphasis of the frontage'*. The fascia board to the front and side would remain as existing.
- 5.6 Whilst the Urban Design SPD recommends that stallrisers should be included as part of a shopfront design, it is clear that the existing shopfront does not include any stallrisers and officers consider that it would be unreasonable to ask for that given the more contemporary design of the existing building. The Urban Design SPD also states that contemporary shopfront designs, including shopfronts without stallrisers may be allowed when appropriate.
- 5.7 It is acknowledged that the existing shopfronts to the north currently have a mix of colours with glazed frames (Dominos, Subway, Anjelique bar etc.), and the proposal forms part of this more modern terraced row within the Conservation Area. Notwithstanding the objection from the Conservation Area Committee, the proposed shopfront replacement would relate to a more modern design approach than the existing wooden shopfront and it is considered in the context of the age and design of this building, the modern contemporary glazing at the ground and 1st floor levels would be acceptable in relation to the High Street Conservation Area Statement and the Urban Design SPD.
- 5.8 To conclude, the proposed development would satisfactorily integrate within the character of the existing more modern building and its immediate neighbours to the north which do not include any significant historical features. It would not be harmful to the visual amenity of the High Street Conservation Area, and as such it is considered acceptable in terms of design and scale. It would therefore be in accordance with the Local Plan Policies, the design guidance in the High Street Conservation Area Statement and Urban Design SPD, and the relevant paragraphs of the NPPF.

The impact on neighbouring properties and amenities

- 5.9 The existing drinking establishment is located in an area of predominantly retail/business/restaurant uses, and as there are no dwellings or other sensitive developments nearby, it is not considered that the proposal would result in harm to neighbouring users' amenities.

Access issues and the suitability of access to those with disabilities or restricted mobility

- 5.10 Whilst all new doors would not be at pavement level due to level changes, the entrances would have a level access from the street at the south end of the frontage as existing.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the design, detailing and scale of the proposal is acceptable on this specific building and would be sympathetic to the more contemporary design of the building. It would not be harmful to the visual amenity of the High Street Conservation Area and would not have a detrimental impact on the amenities enjoyed by the occupants of neighbouring buildings. The proposed development is considered to accord with the policies outlined in the NPPF (2012), the Crawley Borough Local Plan (2015-2030), the High Street Conservation Area Statement and the Urban Design SPD (2016).

RECOMMENDATION RE: CR/2017/0448/FUL

PERMIT - Subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

1. The applicant is advised that this application relates to the replacement of the shopfront only and the new signage would require an application for advertisement consent to be submitted to the Local Planning Authority.

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
 - Liaising with agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
 - Seeking amended plans to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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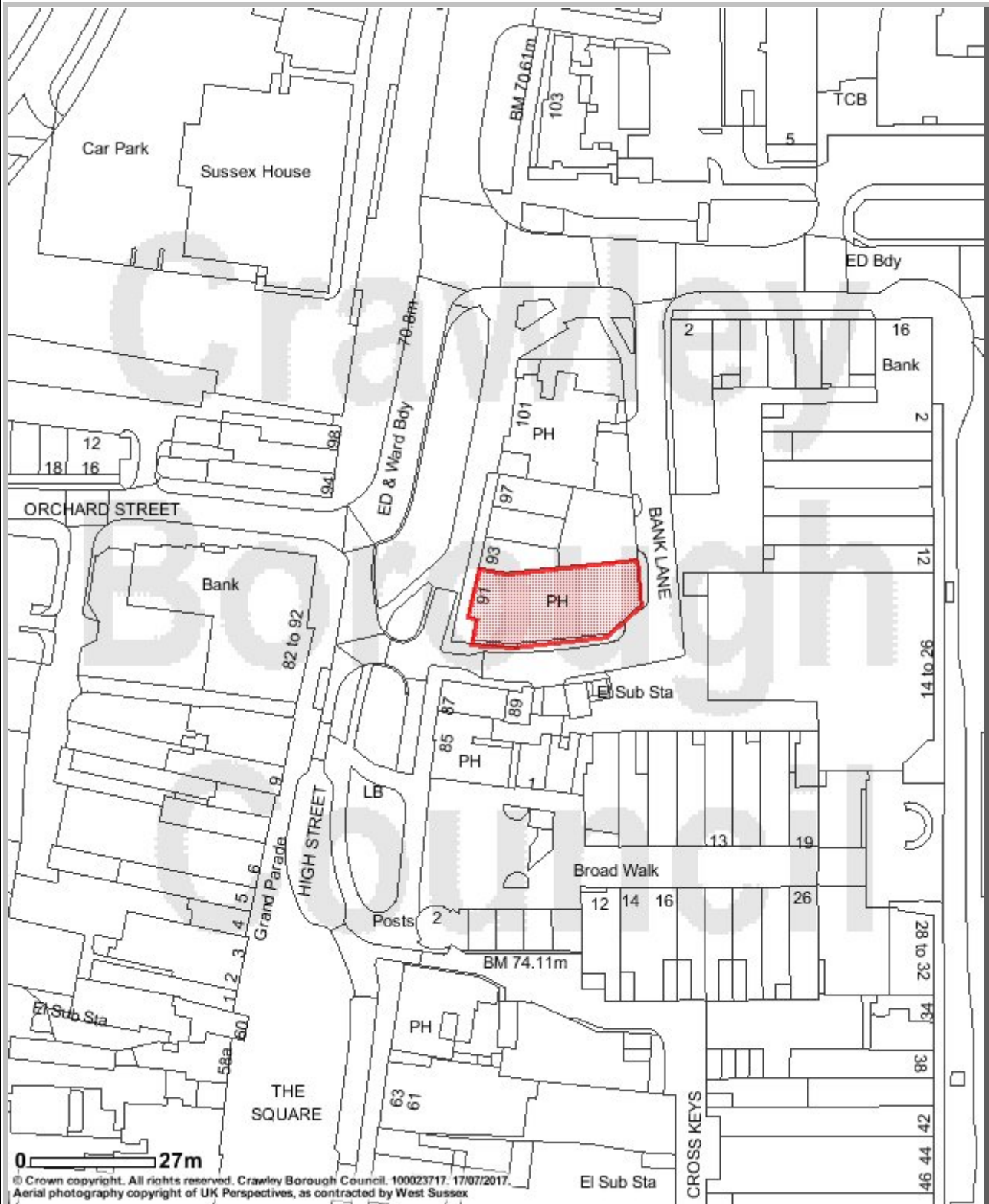
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CR/2017/0448/FUL

Date 30 June 2017

Approx. Scale 1:1,250

91 HIGH STREET, NORTHGATE, CRAWLEY



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