

App. No.: **66037** Reg. : **11/02/2019** Applicant: **PETRA SLOMAN**  
L. Bldg. : **II** Expired: **08/04/2019** Agent :  
Parish : **BARNSTAPLE**  
Case Officer : **Mr M Brown**

Proposal: **LISTED BUILDING CONSENT FOR INSTALLATION OF SINGLE GLAZED GLASS TO FRONT ARCHES**

Location: **2 BUTCHERS ROW, BARNSTAPLE EX31 1BW**

## **PROPOSAL**

Installation of single glazing to arches above the existing shopfront.

## **RECOMMENDATION**

APPROVE

## **SITE AND SURROUNDINGS**

The road is accessed off of Barnstaple High Street, with the unit in question being at the High Street end. Formerly known as: Nos.1 to 33 Butchers Row some of the shops have been amalgamated to form fewer shops. The units along the frontage are all of a similar design, are compact and front directly on to the street with a canopy over the pavement. The row is listed grade II with most units being in retail use or associated ancillary uses or benefitting from personal permissions for alternative uses.

## **REASON FOR REPORT TO MEMBERS**

Council owned building.

## **POLICY CONTEXT**

The North Devon and Torridge Local Plan has recently been adopted and the following policies are relevant:

North Devon and Torridge Local Plan (2011 – 2031)  
ST15 - Conserving Heritage Assets  
BAR - Barnstaple Spatial Vision and Development Strategy  
DM04 – Design Principles  
DM07 – Historic Environment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states a general duty of a Local Planning Authority as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 16 of the Listed Building Act, in considering whether to grant listed building consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework is a material consideration

## **CONSULTEE RESPONSES**

Town Council – Awaited

Heritage and Conservation Officer – I do not consider that this proposal will cause harm to the significance of the heritage asset.

## **REPRESENTATIONS**

\*At the time of preparing this report no letters of representation have been received.

## **PLANNING HISTORY**

No relevant history.

## **SUMMARY OF ISSUES**

Heritage asset impact.

## **PLANNING CONSIDERATIONS**

A large part of Butchers Row appeal is that the row has managed to survive largely unaltered from its original architectural design, maintaining a uniformity and repetition of scale, features and materials along its entirety, with only minor exception. The opening the subject of this application remain along much of the Row and either house a vent, the shops signage or a small number already contain windows. The shape remains consistent.

The proposals include installing two windows in to the far left hand and far right hand arches. The central arch is to be fitted with a board that could be used as a signboard (signage does not form part of this application)

To achieve the scheme the works will consist of removing the existing galvanised metal grills whilst leaving the original moulded timber frame intact. The frame will then be divided into three equal width panes using new idigbo hardwood timber mullions. A profile gauge will be taken of the existing frame to ensure the new mullions match the profile of the existing frame. The mullions will be rebated internally, beaded, and clear 6mm laminated glass installed. The frames will then be redecorated to match the existing. The mullions will be partially mortice and tennon fixed, and made good with resign timber repair as required.

## **CONCLUSION**

The significance of the asset will be preserved and the future use and preservation of the heritage asset secured if these minimal works are allowed. This will accord with policy and Duties outlined above. Approval of the application is therefore recommended.

## **HUMAN RIGHTS ACT 1998**

The provisions of the Human Rights Act and principles contained in the Convention on Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols identified below were considered of particular relevance:

Article 8 – Right to Respect for Private and Family Life  
THE FIRST PROTOCOL – Article 1: Protection of Property

## **DETAILS OF RECOMMENDATION**

APPROVE subject to conditions:-

(1) This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the Consent is granted.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the plans submitted as part of the application, numbers NDC001 and AW/19/A1372/EstatesLeaseWorks/002 and received on 11/02/2019, ('the approved plans').

Reason:

To confirm the drawings to which the consent relates and to ensure the works accord with the approved plans.

### **NOTE TO APPLICANT**

(A) The submitted drawings have been numbered as set out in condition 2. Please refer to the planning application tracker on the District Council's website to view the drawings and their allocated numbers, <http://planning.northdevon.gov.uk/search.asp>

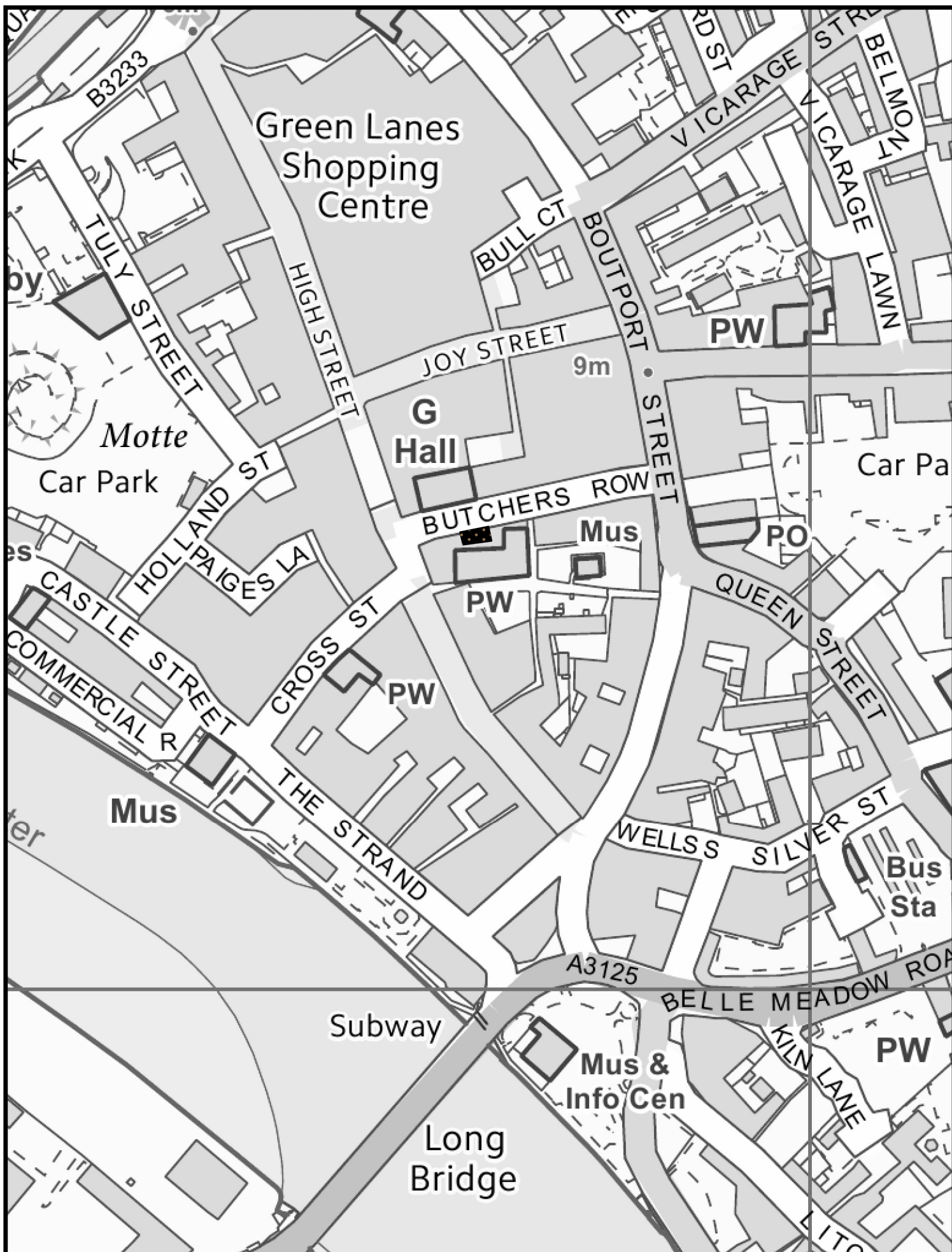
INFORMATIVE NOTE: -

### **SUMMARY OF REASONS FOR THE DECISION TO GRANT LISTED BUILDING CONSENT.**

The Local Planning Authority considers that listed building consent should be granted as it does not consider that permitting the proposed works would conflict with its duty under Section 16 of The Planning [Listed Buildings and Conservation Areas] Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### **INSERT(S) TO FOLLOW OVERLEAF**

1. OS Location Plan



Lynton House, Commercial Road,  
Barnstaple, EX31 1EA

## 66037 - 2 Butchers Row, Barnstaple

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Committee Report

Scale: 1:2500  
Date: 13th March 2019