

APPLICATION REF: 21/1172/FUL

REASON FOR TAKING NO FURTHER ACTION ON APPLICATION:

Applicants have decided to withdraw the application after the following advice:

Design and Impact on Heritage Assets

You have identified within the submission that the application site is located within the setting of George Public House, a Grade II listed building. This is one of the few remaining early buildings surviving from the original high street. The site is also located within the Queen Road Conservation Area. In addition to this, the building is also a designated Building of Townscape Merit (BTM). As such, the site is sensitive in heritage terms and in accordance with the NPPF great weight shall be given to the preservation of heritage assets.

The application site has a long street frontage and so alternatives have a high potential to impact significantly on the character of the BTM and the Conservation Area. There are still some original features as part of the shopfront such as the stone upper fascia and side entrance doorway.

I note in the submission, you have set out that the shopfront appears to be a modern addition. While this appears to be true from the planning history of the site, the existing metal frames of the shopfront are finely detailed and in keeping with the original façade as a whole.

While there is no objection to bringing the doors forward to the line of the shopfront, it would be unacceptable to replace this with a standard aluminium shopfront which is not appropriately detailed and not in keeping with the age and aesthetic of the building, particular given the SPD on Shopfronts does clearly set out that aluminium is rarely acceptable in historic environments.

The proposals would therefore have a negative impact on the BTM itself, the character and appearance of the conservation area, and would also have a harmful impact on the setting of the adjacent listed building.

Fire Safety

The London Plan 2021 has now been adopted and contains Policy D12 regarding Fire Safety. This requires the submission of a Fire Safety Statement on all planning applications. The Fire Safety Statement should be presented as a standalone document with a clear structure that addresses the criteria set out in London Plan Policy D12 part A. The submitted drawings should address the requirements set out at paragraphs 3.12.3 and 3.12.4 of the London Plan.

The Local Planning Authority have a statutory duty to determine applications in accordance with the development plan, of which the newly adopted London Plan forms part.

In this instance, no information in regard to Fire Safety has been provided and as such, this would form a reason for refusal of the application as it fails to demonstrate compliance with Policy D12.

DATE OF N.F.A.: 07.06.2021

AGREED BY: WWC 7/6/21