

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	6 <sup>th</sup> July 2005
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/1071/05/F- Sawston**  
**Addition of Roller Shutters to Shop Front (Retrospective) at 80 High Street, Sawston**  
**for Andrew McCulloch**

**Recommendation: Refusal**  
**Date for Determination: 26<sup>th</sup> July 2005**

### **Conservation Area**

#### **Site and Proposal**

1. No 80 High Street is a 2 storey building with 3 glazed gables under pitched roofs. The property falls within the Sawston Conservation Area. To the south are three listed buildings, Nos 82, 84 and 86. To the north of the site is a single storey building used as a restaurant. The property is currently used as an electrical retail shop and the shop front measures 14.8m wide and 3.7m high.
2. The application, received on 31<sup>st</sup> May 2005, seeks to retain the addition of roller shutters to the shop front. The details as shown on the submitted plan state that the roller shutters are coated blue perforated steel and electrically operated.

#### **Planning History**

3. **S/0946/05/A** - Planning application submitted for signs (this application was considered at the 20<sup>th</sup> June 2005 Chairman's Delegation Meeting. The meeting decided to refuse the application.)

#### **Planning Policy**

4. **Policy P7/6** of the **Cambridgeshire and Peterborough Structure 2003** requires development to protect and enhance the quality and distinctiveness of the historic built environment.
5. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure 2003** requires a high standard of design that responds to the local character of the built environment.
6. **Policy EN30** of the **South Cambridgeshire Local Plan 2004** states that proposals will be expected to preserve or enhance the special character and appearance of the Conservation Areas.

#### **Consultation**

7. **Sawston Parish Council** approves the application and states that 'The Parish Council welcomes this new business into the village to occupy a building that has been empty for nearly two years. Because of the nature of the business and the site of the property the Parish Council supports the application for the shutters on this building.'

8. **Conservation Manager** raises objection and states that “where roller shutters are required for security they should be sited behind the glass of the display windows, so as not to create a dead image to the streetscape when the shops are shut. Preferably the rollers shutters should be sited behind the window display to minimise the visual impact, in which case planning permission would not be required.’

### **Representations**

9. None received

### **Planning Comments - Key Issues**

10. The key issue in relation to this application relates to the impact of the development upon the character and appearance of the Conservation Area.
11. The application site is situated in the centre of the Sawston Conservation Area. Although the premises is a rather modern building, having considered the adjacent Listed Buildings and its sensitive location, it is the officers’ view that the existing roller shutters do not preserve or enhance the special character and appearance of Conservation Area. At the time of the case officer’s site visit in June, it was noted that the roller shutters are not perforated; they are industrial roller shutters as shown on the submitted shutter brochures. The case officer visited the site at an evening when the shop was closed and found that there was no perforated lath incorporated partially or wholly to allow shop display to be viewed when the shutters were pulled down. The agent has been requested to submit photos to show the existing perforated roller shutters that have been installed to the shop front and the photos are awaited.
12. Crime prevention is a material consideration and, therefore, Officers have no objection in principle to the provision of roller shutters to the shop fronts in relation to security; it is considered that in order to avoid affecting the street scene and reduce the visual impact when the shop is shut, the roller shutters should be sited behind the display windows.
13. Since there is an alternative solution and as the development will neither preserve nor enhance the character and appearance of the Conservation Area, the proposal would contravene the aforementioned planning policies. Delegated authority to issue an Enforcement Notice and to prosecute, against non-compliance with the Notice, if required, would be necessary if this retrospective application is refused.

### **Recommendation**

- A. Refusal of the application for the following reason:

No 80 High Street is sited at a prominent location in the Sawston Conservation Area. The addition of industrial roller shutters to the shop front adversely affects the street scene when the shops are shut to the detriment of the character and appearance of the Conservation Area. Consequently, the development is contrary to Cambridgeshire and Peterborough structure Plan 2003: Policies P1/3 which requires a high standard of design that responds to the local character of the built environment, and P7/6 which requires development to protect and enhance the quality and distinctiveness of the historic built and South Cambridgeshire Local Plan 2004: Policy EN30 which states that permission will be refused for schemes which adversely affect the setting of Conservation Areas.

- B. Delegated authority to issue an Enforcement Notice to secure the removal of the industrial roller shutters with a compliance period of 2 months and subject to a review of all material circumstances appertaining at the time, to instigate prosecution proceedings in the event of non-compliance with the Enforcement Notice.

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File references S/0946/05/A and S/1071/05/F

**Contact Officer:** Emily Ip - Planning Assistant  
Telephone: (01954) 713250