

Item B.3 **08/00219/CB3** **Permit Full Planning Permission**

Case Officer **Mr Andy Wiggett**

Ward **Chorley South East**

Proposal **Alterations to Market Hall entrance and roof.**

Location **Covered Market Market Place Chorley LancashirePR7 1DA**

Applicant **Chorley Council**

Proposal The application relates to the two main entrances of the covered market in Chorley Town Centre and the roof. It is proposed to create feature canopies over the entrances and glaze over the central walkway of the market. The roof structure would have an aluminium framework with polycarbonate glazing and the canopies having a steel supporting framework with the word 'Market' as an integral part of them.

Background There has been an extensive publicity campaign associated with the proposed improvements to the market including traders and members of the public. It is intended that the works will improve the shopping experience and attract more customers.

Policy Adopted Chorley Borough Local Plan Review:
GN5 – Building Design
SP10 – Shopfronts
Shopfronts and Signs – Design Guide for Chorley

Planning History There is no relevant planning history relating to the building.

Consultations **Town Centre Manager** – very positive results to the plans and any negative comments were trader specific rather than in regards to the proposals.
Police Architectural Liaison Officer – canopies will not interfere with CCTV system.
Coal Authority –standard comments.

Representations None received

Applicant's Case

- the proposal will highlight the entrance to the market
- new floor surfaces will assist shoppers
- Lighting will be improved allowing more natural light to illuminate walkways

Assessment The main issues concern the impact of the design on the streetscene and effect on the market building as a whole.

Impact on Streetscene

The proposed canopies on the two main entrances will highlight

where the public can gain access into the covered market building. The existing main entrances are nondescript features and do not contribute to any draw for shoppers. The design of the features reflects the style of the roof of the market with its multiple ridges similar to a mill roof. Looking along New Market street and Cleveland Street the canopies will stand out by overhanging the streets as they will be cantilevered out from the market building. As the streets do not at this point, possess any strong architectural character, the question of design can be flexible and it is considered that in this instance the contemporary approach which has been adopted is acceptable and in keeping with Policy guidance.

The glazed centre portion will not be visible from street level.

Impact on Building

The building has a slate roof but above that there are glazed peaks to the ridges. It is considered that the design of the canopies will not appear as incongruous features merely attached to the market building. They will reflect those design aspects of the building and are, therefore acceptable features. The glazing over of the central walkway will not have any adverse impact on the building.

Conclusion

The proposed changes to the covered market building are acceptable in design terms both in terms of impact on the streetscene and the existing building. It will have the advantage of highlighting the entrance to the market and bring with it improved conditions for shoppers. There has been overwhelming support from the public with a favourable response to the new entrance proposals flooring and lighting. The design is fully compatible with the relevant Council policies.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the submitted plans, no development shall commence until details of the proposed signs on the canopies have been submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in conformity with the approved details.

Reason: In the interests of the visual amenity of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.
