Heatons
Planning Environment Design

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HERITAGE STATEMENT

CHANGE OF USE OF THE FIRST FLOOR FROM CLASS E (COMMERCIAL, BUSINESS AND SERVICE) TO CLASS C3 (DWELLINGHOUSE) AND THE RETENTION OF THE GROUND FLOOR USE (CLASS E) WITH MINOR ALTERATIONS TO THE FRONTAGE

AT

6 KING STREET, BELPER, DERBYSHIRE, DE56 1PS

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1. Introduction

Heatons have been instructed by Waterford Trading Group Limited ('the Applicant'), to prepare and submit a full planning application for the change of use of the first floor from Use Class E (Commercial, Business and Service) to Use Class C3 (Dwellinghouse) and the retention of the ground floor use (Class E) with minor alterations to the frontage at 6 King Street, Belper, Derbyshire, DE56 1PS.

In addition to this Statement, the submission comprises the following drawings:

- Block and location plan;
- Existing floor layout plan and elevations plan;
- Proposed floor layout plan and elevations plan; and
- Cover Letter/ Design and Access Statement

This Heritage Statement is prepared by Heatons to support the Full Planning application for the change of use of the first floor from Use Class E (Commercial, Business and Service) to Use Class C3 (Dwellinghouse) and the retention of the ground floor use (Class E) with minor alterations to the frontage at 6 King Street, Belper.

2. Site and Surrounding Context

The site is a two-storey end-of-terrace property located on King Street in Belper town centre. Whilst the property is currently vacant, it has a longstanding history of Class E land use, primarily as a shop.

Both floors have windows at the property frontage. Internally, both floors comprise large open rectangular spaces from the property frontage leading to the rear; with the ground floor primarily operating as a retail area and first floor operating as a store room. The ground floor also contains storage areas to the rear. The first floor has a kitchenette and toilet facilities to the rear of the property, as well as two small windows facing onto the rear courtyard.

The property is in a sustainable location at the western end of King Street in Belper town centre, in proximity to all town centre amenities, bus stops and Belper railway station. The property fronts onto King Street and benefits from direct access onto a wide pavement which serves pedestrians.

3. Proposed Development

The proposals are for the change of use of the first floor from Use Class E (Commercial, Business and Service) to Use Class C3 (Dwellinghouse) and the retention of the ground floor use (Class E) with minor alterations to the frontage at 6 King Street. There will be no loss of current retail display/sales or business space at first floor level.

In terms of minor alterations to the frontage of the property, a replacement front window is proposed on the first floor, replacing the existing metal window frame with a black powder coated aluminium frame. At the rear of the property on the first floor, the two small windows are to be combined into a single, larger window with a black powder coated aluminium frame. In addition, the render at the frontage of the property is currently in poor condition; therefore, the frontage is to be re-rendered in an off-white colour to replicate existing, which will improve and refresh the appearance of the property whilst respecting the local surroundings of the area.

4. Heritage Assessment Methodology

The site is located within the Derwent Valley Mills World Heritage Site (WHS) and Belper & Milford Conservation Area (CA).

Paragraph 207 of the NPPF states that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Local planning authorities should take account of 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 210 b and c).

The only listed heritage asset on King Street is Grade II listed King Street Railway Bridge (which does not extend to the parade of shops above). The proposal does not have a detrimental impact on the heritage asset.

It is not considered that the proposal affects the setting of the nearby heritage assets 11-17 and 21

Bridge Street. The proposal is in keeping with the surrounding properties on King Street and it is not considered that there would be any impact on Derwent Valley Mills World Heritage Site or Belper and Milford Conservation Area.

5. Visual Amenity and Heritage

Minor alterations to the frontage of the property will improve the appearance of the property, to ensure it is attractive to potential future occupiers, which in turn will also contribute to enhancements to the visual amenity of the property and surrounding area.

The proposals have been designed in accordance with Policy EN15 of the Amber Valley Borough Local Plan to reflect principles of good design by enhancing the quality and local distinctiveness of the local environment and respecting the character of the locality.

The site is located within the Derwent Valley Mills World Heritage Site and Belper & Milford Conservation Area; as such, an improvement to the appearance and visual amenity of the property will provide a positive contribution to the WHS and CA.

6. Conclusion

This Planning & Heritage Statement sets out that the proposals have been designed and located sympathetically to minimise the impact on the heritage assets and the neighbouring amenity.

Based on the information contained within this statement and this application, it is considered that the development for which planning permission is sought should be granted.