

## **ITEM SUBJECT OF A SITE VISIT**

Item No: a1

<b>Application Ref.</b>	23/01141/COU
<b>Application Type</b>	Change of Use
<b>Site Address</b>	55 Union Street, Retford, Nottinghamshire, DN22 6PJ
<b>Proposal</b>	Change of Use of First Floor from B1c Use to C3a to Create Two No. Apartments with New Access on the Ground Floor
<b>Case Officer</b>	Richard Greig
<b>Recommendation</b>	Grant subject to conditions
<b>Web Link:</b>	<a href="#">Link to Planning Documents</a>

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### **THE APPLICATION**

#### **SITE CONTEXT**

The application site, consisting of a two storey gable fronted building, faced in red brick, clay pantile roof covering and timber fenestration, occupies a prominent position, forming the corner of Union Street and Chapelgate, located within Retford Town Centre; within Retford Conservation Area; and, within the setting of several listed buildings and other heritage assets.

It is understood that the building is presently occupied by 'The Time Machine' Family Centre, which provides recreational and therapeutic experiences for anyone who is socially isolated due to illness, frailty or age.

#### **PROPOSAL**

This application seeks planning permission for a change of use to convert the first floor to 2 no. self-contained one bedroom apartments; to create a new access at ground floor level by reinstating a doorway in a blocked opening to the east elevation; and, to install sash windows to replace the later modern window units at both ground and first floor level.

### **DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town & Country Planning Act 1990 provides that the local planning authority shall have regard to the provision of the development plan, as far as material to the application, and to any other material considerations.

Other material planning considerations include the National Planning Policy Framework and guidance within the National Planning Policy Guidance.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.

Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.

Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up to date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission shall be granted unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following paragraphs of the framework are applicable to this development:

Para 7: Achieving sustainable development

Para 8: Three overarching objectives to sustainable development

Para 10: Presumption in favour of sustainable development

Para 11: Decision making

Para 12: Development plan as the starting point for decision making

Para 33: Strategic policies in development plans should be reviewed every 5 years.

Para 38: Decision making should be done in a positive and creative way.

Para 56: Planning conditions to be kept to a minimum and to meet the tests.

Para 60: Councils to boost housing supply

Para 61: Meeting housing need

Para 96: Planning to achieve healthy, safe and inclusive communities.

Para 114 - 117: Highway safety

Para 123: Making effective use of land

Para 131: Achieving well-designed places

Para 165: Planning and flood risk

Para 180: Conserving and enhancing the natural environment

Para 195: Conserving and enhancing the historic environment

## **BASSETLAW DISTRICT COUNCIL – LOCAL DEVELOPMENT FRAMEWORK**

**Core Strategy & Development Management Policies Development Plan Document  
(Adopted December 2011):**

- CS1: Settlement Hierarchy
- CS3: Retford
- DM4: Design & Character
- DM5: Housing Mix and Density

- DM8: The Historic Environment
- DM12: Flood Risk, Sewerage and Drainage
- DM13: Sustainable Transport

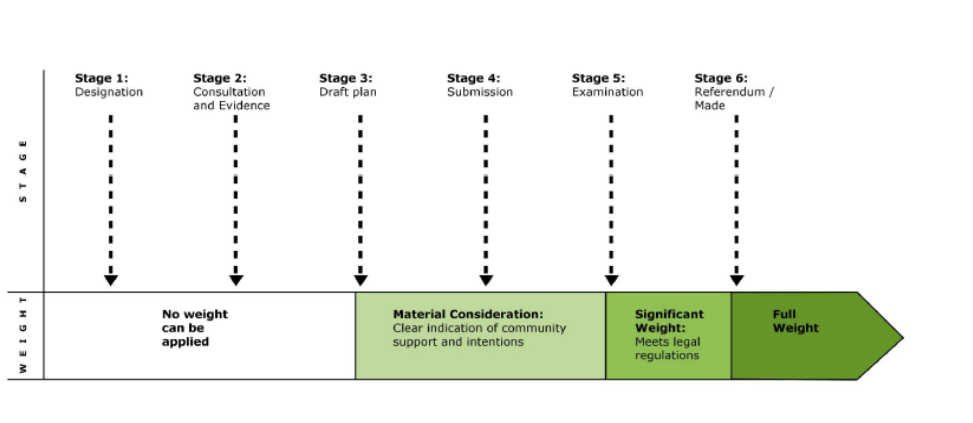
## **NEIGHBOURHOOD PLAN**

Retford Town Centre Neighbourhood Area was designated by Bassetlaw District Council on 4 March 2021, alongside the designation of Retford Town Centre Neighbourhood Planning Group as the associated Neighbourhood Forum for the area.

The Neighbourhood Area has been designated as a business area, in recognition of the proportion of business interests. A modification to the Neighbourhood Area, extending the boundary to incorporate the full extent of Bridgegate and environs, was approved by Bassetlaw District Council on 23 September 2021.

Consultation on the Pre-Submission Draft Neighbourhood Plan concluded in September 2023, with work currently underway to prepare the Submission Draft.

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. In this instance the weight afforded is that of a '*material consideration*'.



The relevant policies of the Neighbourhood Plan are as follows:

- Policy 1: Protecting and Enhancing Heritage Assets
- Policy 2: Achieving Well Designed Places
- Policy 5a: Acceptable Uses in the Town Centre
- Policy 10a: Housing Mix
- Policy 10b: Housing Tenure
- Policy 12: Reducing the Risk of Flooding

## **RELEVANT PLANNING HISTORY**

Ref: 20/01132/COU

- Replacement Windows and Doors and Reinstatement of Doorway;
- Approved 9 February 2021

Ref: 18/01330/FUL

- Change of Use From Retail/Workshop to Ground Floor Pizza Restaurant and Install Two Flues;
- Refused 20 February 2019

Ref: 18/00674/PREAPP

- Change of Use to A3 Restaurant of Part of Ground Floor, Internal Alterations, New Entrance and Signage;
- Advice Issued 6 September 2018

## **SUMMARY OF CONSULTATION RESPONSES**

### **NOTTINGHAMSHIRE COUNTY COUNCIL HIGHWAYS**

No objections raised subject to adequate bin storage and collection arrangements and no outward opening doors or windows.

### **BASSETLAW DISTRICT COUNCIL CONSERVATION**

No objections raised subject to conditions securing details of windows and doors and ventilation to roofscape; and, the removal of permitted development rights.

## **SUMMARY OF PUBLICITY**

This application was advertised by site notice and press notice wherein 19 no have been received raising the following points:

- Incorrect site address;
- Application form incorrectly refers to 2 no parking spaces allocated to site;
- No availability to meet additional parking need;
- Proposals will intensify demand for parking and congestion within locality;
- Lack of provision for bin store/collection;
- Impact upon amenities of neighbouring residents.

## **CONSIDERATION OF PLANNING ISSUES**

### **PRINCIPLE OF DEVELOPMENT**

Paragraph 12 of the National Planning Policy Framework (NPPF) states that the development plan is the starting point for decision making.

Policy CS1 of the Core Strategy states that until the adoption of the site allocations DPD, development in the settlements identified in the hierarchy will be restricted to the area inside defined settlement boundaries. However, additional permission may be granted where the development proposal would address a shortfall in the District's five-year housing supply or its employment land supply.

Policy CS3 of the Core Strategy identifies Retford as a Core Service Centre. The application site lies within the designated development boundaries of Retford.

Policy CS3 supports, in part, residential development within the development boundaries, as is the case in this instance.

Paragraph 33 of the NPPF states that policies in development plans should be reviewed and where necessary updated every 5 years. The Bassetlaw Core Strategy dates from 2011 and its policies have not been reviewed in the last 5 years as the Council is working on a new local plan to replace it. In this situation, paragraph 213 of the NPPF states that policies in an adopted development plan do not become automatically out of date because they were published before the framework; policies must be considered having regards to their consistency with the framework. The Core Strategy was prepared using a settlement hierarchy which included development limits to control development and it does not have any new site allocations in it and as such it restricts the delivery of new development which is out of step with the growth that is expected to be delivered as identified in the NPPF. As such, the weight given to policy CS1 has to be reduced.

Policy DM4 of the Core Strategy places an emphasis upon the need for development proposals to deliver a high quality of design.

Having regard to the Neighbourhood Plan, it is acknowledged therein that residential uses play a specific and important role within the Plan area, creating a mixed-use area with 24 hour natural surveillance. Policy 10a and Policy 10b of the Neighbourhood Plan provide clear direction on housing mix and housing tenure.

In light of the sustainable location within a Core Service Centre, the proposals are compliant with the requirements of policy CS1 of the Core Strategy. However, part d) of paragraph 11 of the NPPF is engaged as policy CS1 is considered to carry limited weight in the decision making process and this scheme must be considered under the planning balance test where planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF when taken as a whole.

In relation to the supply of housing, the NPPF requires Councils to identify and update, on an annual basis, a supply of specific deliverable sites sufficient to provide for five years' worth of housing provision against identified requirements (paragraphs 73 & 74). For sites to be considered deliverable: they have to be available; suitable; achievable and viable. Under the requirements of the NPPF, the Council can demonstrate 13.5 years' worth of housing (as published in July 2022 in the 5 year supply statement) and as such, a deliverable 5 years supply of housing can be achieved. The fact that the Council has a 5 year supply will be given weight and considered as part of all of the relevant material considerations in the tilted balance test assessment to this scheme.

It must be clarified that recent case law and appeal decisions have made it clear that schemes cannot be refused solely on the grounds that a Council has a 5 year supply as the Government sees this as a minimum requirement that each Council should achieve and not a ceiling target where schemes are refused after the target has been achieved.

Having regards to the overall policy position as outlined above and the fact that the planning balance test in paragraph 11 of the NPPF applies, consideration of whether this proposal constitutes sustainable development will be assessed in relation to the matters outlined below and a balanced decision will be reached in the conclusion to the report.

## **SUSTAINABILITY OF THE DEVELOPMENT**

Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

**“an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

**a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

**an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning application should be judged against.

The Bassetlaw Local Development Framework identifies Retford as a Core Service Centre where the settlement is expected to deliver at least 26% of the District’s housing requirement. Development in Retford will be of a scale necessary to sustain the town’s role as a Core Service Centre, focusing on the maintenance of an appropriate range of services, facilities and retail provision, while increasing local employment opportunities. Particular regard will be given to the protection and enhancement of Retford’s character and natural environment. The change of use of the upper floor of this building is considered to make a modest but positive contribution to building a strong, responsive and competitive economy through the creation of temporary construction related jobs on site and the on-going contribution to the local economy through spending and service usage from the creation of 2 additional dwellings.

In assessing the impact of a scheme in terms of the social objective as outlined in the NPPF, it must be remembered that this development meets this requirement as it will provide a new dwelling to meet the existing and future housing needs of the residents within the district and surrounding area

The site lies within a sustainable location within the main urban area of Retford with easy access to the town centre and public transport links including Retford Train station.

## **HOUSING MIX**

Section 5 of the NPPF focuses upon delivering a sufficient supply of homes wherein para. 62 states, in part, *'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'*.

As set out under para. 147 of the Neighbourhood Plan (NP), there is an important functional role served by residential dwellings within the town centre, wherein it states:

*'Recent increases in business and retail conversions and the popular option of having flats over the shops, ensures natural surveillance in the Town Centre in the evenings and contributes to the vibrancy of the Town Centre's evening economy.'*

Having regard to the type of housing, the statistics made available under the NP show the dominance of one and two bed flats. However, as acknowledged under paragraph 150 of the NP – *'The function of the Town Centre means that this need not necessarily be an issue as it complements the housing mix of the wider Retford built up area where there are more 3 bed plus houses.'*

With the above in mind the provision of 2 no. one bedroom flats, each unit delivering accommodation in excess of the minimum national space standards, within the Town Centre is considered to be consistent with the capacity of the building to accept change and appropriate to the nature and mix of residential accommodation within the town centre and the wider Retford built context, where there lies a larger proportion of family homes – in accordance with the policy framework.

## **DESIGN AND CONTENT**

Having regard to the NPPF, section 16 (conserving and enhancing the historic environment) is applicable wherein the range of heritage assets are highlighted; the significance of heritage assets are identified; the need to take into account the significance and contribution of heritage assets; of considering potential impacts of development; and, to look for opportunities to enhance or better reveal the significance of heritage assets are highlighted.

Policy DM8 of the Local Development Framework places a presumption against development that will be detrimental to the significance of a heritage asset. Proposed development affecting heritage assets, of an inappropriate scale, design or material, will not be supported. In turn Policy DM4 of the LDF places an emphasis upon delivering a high quality of design.

The historic context to the application site, inclusive of Retford Conservation Area, the neighbouring grade II listed Chapelgate House, the Grade II\* listed Parish Church of St Swithun and the status of the subject building – identified as a positive building in Retford Conservation Area Appraisal – is duly acknowledged.

Having regard to the above and the potential impact of development, if any, upon its historic context, the change of use is noted as having no heritage impact within the Bassetlaw District Council Conservation response. With regards to the alterations to the fabric of the building, the reinstatement of a historic door opening at ground floor level to serve as a means of access, is deemed to be acceptable subject to securing details of an appropriate door unit.

Similarly, further details of any replacement window units (to be secured by condition) would be required to ensure they provide an authentic response to their historic context.

With the above in mind and subject to suitably worded conditions being imposed, the proposals are considered to accord with Policy DM8 of the Local Development Framework and the applicable paragraphs of the NPPF.

### **HIGHWAY SAFETY**

Paragraph 114 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 115 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In response to the above the concerns expressed within the public comments, regarding parking provision and congestion are duly noted.

However, having regard to the site context – a sustainable town centre location, in close proximity to local services and amenities and in close proximity to transport links - it is reasonable to suggest that residential accommodation in this context and of this form (i.e. one bed units) places less reliance upon the private car and helps to promote other more sustainable modes of transport. Indeed, Nottinghamshire County Council Highways as the Local Highway Authority have raised no objection nor identified any need for parking provision to serve the development.

With regard to refuse collection and servicing arrangements the applicants supporting statement refers to the collection point being Union Street, '*as has been the case for previous owners of the building*'. Whilst this is acknowledged it is also necessary to ensure provision of an appropriate refuse storage area – this is to be secured by condition to avoid multiple bins being left on the footway, to the detriment of highway safety.

Given the sustainable built context wherein movements are likely to be on foot and/or by public transport, there is considered to be no information available at this time which would suggest that the proposals would have an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Accordingly, the proposals are considered to satisfy the relevant policy framework.

### **RESIDENTIAL AMENITY**

Policy DM4 of the LDF states that '*new development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents*'. This is also echoed by paragraph 135(f) of the NPPF which states that development should create a high standard of amenity for existing and future users.

Section 3.11.2 (Amenity) of the '*Successful Places*' SPD states '*amenity describes the living conditions for the occupants of a home or place. Acceptable living conditions should always be provided for new and existing occupants.*'



In this instance it is important to have regard to the authorised commercial use of the premises and the degree of activity likely to be associated to a commercial use, which may vary between different operators. In contrast, a residential use in the form of 2 no. one bedroom flats, is likely to be less intensive, of a more low key, low impact nature, compatible with other residential land users within the area. As such the perceived impact, if any, upon neighbouring residential land users, is not considered to be so significant so as to have a detrimental effect.

In terms of the amenity of future occupants, the Council's 'Successful Places' Supplementary Planning Document also states that new flats/apartments should normally have a minimum outdoor amenity space of 25m<sup>2</sup> per flat. A development of 2 apartments would therefore require a minimum amenity area of 50m<sup>2</sup>.

Whilst the scheme would fall short of the prescribed minimum standard for shared outdoor space, it is considered that as the site lies with immediate access to the town centre and associated amenities, full compliance with the above guidance could not be wholly justified in this instance. Consideration must also be given to securing the optimum use of this prominently positioned building that makes a positive contribution to the surrounding Conservation Area.

When considering the current application against the Government's Nationally Prescribed Space Standards it is considered that the occupiers of the proposed apartments would be provided with the appropriate levels of living space and natural light to principle rooms. Both the apartments proposed either meet or exceed the floorspace standards set out within this guidance which recommends a minimum of floorspace of 37m<sup>2</sup> for a one bedroom apartment.

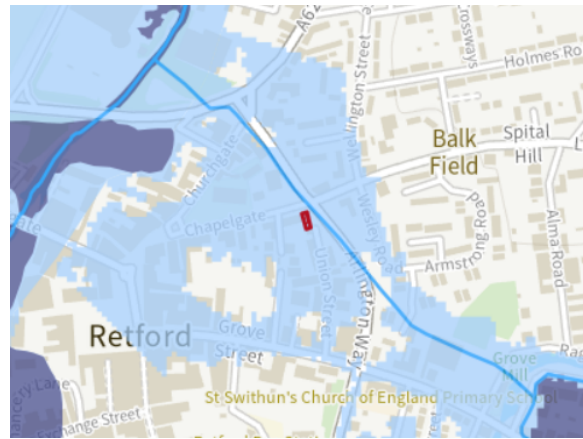
The ground floor of the building would be retained as an existing community use and it is not considered that this use would result in an unacceptable level of noise and disturbance to the future occupiers of the proposed apartments. Furthermore, appropriate sound insulation would need to be provided between the ground and first floors in order to comply with Building Regulations.

The proposals are therefore considered to accord with the requirements of Policy DM4 of the Bassetlaw Local Development Framework, section 3.11.2 of the '*Successful Places*' SPD and the NPPF.

## **FLOOD RISK**

Policy DM12 of the Local Development Framework and paragraph 165 of the NPPF make it clear that development in areas at risk of flooding should be avoided by directing development away from the areas at the highest risk and where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere

The application site is located within Flood Zone 2 (medium probability of flooding from rivers and the sea), as illustrated below:



A Flood Risk Assessment (FRA) has been provided in support of this application.

In considering the location of the application site within Flood Zone 2, the next step is to identify the flood risk vulnerability classification, which consists of five groups – 1) Essential Infrastructure; 2) Highly Vulnerable; 3) More Vulnerable; 4) Less Vulnerable; and, 5) Water Compatible Development.

Buildings used for dwelling houses, as is the case in this instance, are classified as ‘More Vulnerable’.

The above classification is then applied to the Flood Zone table below which determines whether or not the proposed development is suitable for the flood zone within which it is located:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

As highlighted above the proposed development is identified as ‘appropriate’ to Flood Zone 2.

Moreover, the sequential test, which seeks to steer new development to areas with the lowest probability of flooding, is not applicable in respect of a change of use. Likewise, the exception test does not apply. The submitted Flood Risk Assessment demonstrates that the development would be safe for its lifetime and would not increase flood risk elsewhere.

With the above in mind the proposed change of use to create 2 residential units, significantly, at first floor level (approx. 3.65m above ground level), is deemed to be appropriate to its context (i.e. Flood Zone 2) and is not considered to increase the flood risk elsewhere and is therefore considered to accord with Policy DM12 and the guidance contained within the National Planning Policy Framework.

### **CONCLUSION/PLANNING BALANCE**

Whilst the Council can now demonstrate in excess of the required 5 year supply of housing, case law has determined that strategic policies such as that contained in the Council's Core Strategies that have not been reviewed within 5 years of their adoption are now out of date, so therefore the weight to be apportioned to the Core Strategy policies is considered to be limited in decision making.

As the Core Strategy is deemed to be out of date having regards to the contents of paragraph 33 of the NPPF, paragraph 11 of the NPPF makes it clear that the scheme should be considered under the planning balance test where planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole.

In this instance the proposed development is located within the sustainable development boundaries of a Core Service Centre which forms the focus for the concentration of development and the provision is made for the delivery of additional housing, inclusive of proposals for smaller dwellings, as is the case in this instance. Moreover, the perceived outward impact, if any, of the development, as set out above, is not considered to be so significant so as to significantly and demonstrably outweigh the benefits.

It is therefore considered that the benefits of the scheme (i.e. delivering residential accommodation to meet the needs of the community within a sustainable location), outweigh any identified harm and as such, the proposal would constitute sustainable development as defined in paragraph 11 of the NPPF and accordingly it is recommended that planning permission is granted.

### **RECOMMENDATION:**

- 1) Grant subject to conditions

### **CONDITIONS/REASONS:**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be in accordance with the following approved plans:
- Site Location Plan received on 15 September 2023;
  - Proposed Floor Plans (DWG noA\_800\_GA\_0\_FP Rev 0) received on 15 September 2023;
  - Flood Risk Assessment received on 10 October 2023.

Reason: For the avoidance of any doubt.

3. Prior to the first occupation of the residential units, details of the bin storage location shall be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: To avoid bins being left on the footway to the detriment of highway safety.

4. For the avoidance of any doubt no door or window units shall be outward opening.

Reason: In the interests of highway safety.

5. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

6. Ventilation of the roof space shall not be provided via tile vents.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

7. Before any alterations are carried out to the ventilation holes, details of their treatment (including specifications of any internal glazing units) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: The ventilation holes are important features of the Conservation Area. Their preservation is necessary to ensure the development preserves the character and appearance of the Conservation Area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no building, extension or structure (other than those permitted as part of this development) shall be erected or placed on the approved buildings or in their curtilages without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration may cause harm to the character and appearance of the Conservation Area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order), no new window or door openings shall be inserted, no window and door openings shall be altered and no windows or doors shall be replaced (other than on a like-for-like basis) in the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration may cause harm to the character and appearance of the Conservation Area.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no dormer windows, roof lights (other than those approved as part of this development) or solar panels shall be placed on roofs of the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The unsympathetic extension or alteration may cause harm to the character and appearance of the Conservation Area.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the roof covering on the building(s) hereby permitted shall not be replaced with an alternative roof covering (other than on a like-for-like basis), without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Conservation Area. The replacement with a non-traditional roof covering may cause harm to the character and appearance of the Conservation Area.