

Appendix B

3h

**Further Written Submission from the Area Manager,
Planning and Building Standards Services**



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

Pauline Elliott,
Head of Planning & Economic
Development
Community and Enterprise Resources,
Montrose House,
154 Montrose Crescent,
Hamilton.
ML3 6 LB

Our ref: LC/AMcA
Your ref:
If calling ask for: Lesley Campbell
Date: 21 May 2018

Dear Ms Elliott,

Notice of Review -Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 –Planning Application CL/17/0445 for Alterations to Shopfront etc at 94 – 96 High Street, Lanark – Thomas Auld and Sons Limited (Applicant)

Procedure Notice in terms of the Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

I refer to the letter dated 4 May 2018 regarding the above in which the following information was sought.

Further details are requested by the PLRB on the information contained in Production 1 (Type of Shopfronts in Lanark High Street) attached to the Statement of Observations as follows and I would respond to each point as follows

- Information on why some shops appear to have been allowed an aluminium frontage while others have not;
The policy seeks to maintain traditional timber shopfronts and resist their loss. Whilst there are aluminium shopfronts within High Street, Lanark, these have generally been installed, not as replacements for timber shopfronts but as updated aluminium or other non-timber shopfronts.
- Whether any of the aluminium shopfronts cited in Production 1 do not have the benefit of planning consent;
As stated above, some of the original timber shopfronts were replaced prior to our records being held however these would now be exempt from enforcement action and are now considered to have deemed consent. There are however no outstanding enforcement cases for the replacement of shopfronts in High Street, Lanark.
- Whether any of the premises cited in Production 1 have been the subject of an application for an aluminium frontage which was refused;
Our records show that there are no refusals of planning permission for the replacement of timber shopfronts with aluminium shopfronts.

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- Details of those applications for consent which were amended to meet policy as part of the assessment of the application (i.e. they were not refused because the application was amended).

From a review of our records, I can advise that one shopfront was the subject of a planning application which initially was intended to be the replacement shopfront in aluminium however was changed to timber through negotiation with the applicant.

In addition to the above comments I would advise that there have been relatively few applications for replacement shopfronts in Lanark High Street in recent years i.e during the lifetime of the current policy. Most of the existing aluminium shopfronts pre date this policy and indeed our planning records. It may be that the original timber shopfronts were replaced prior to the streets inclusion as a conservation area however I have attached a summary of the information we hold and members will note that where information was available, it is confirmed that the approvals of aluminium shopfronts were on premises where the original timber shopfront had been replaced previously and therefore we were only able to seek a traditional design rather than to preserve the original shopfront.

I trust the above allows you to further consider the case but please do not hesitate to contact me should you require further clarification.

Yours Sincerely,



Lesley Campbell
Area Manager

Appendix – summary of planning application records

CL/13/0210 (now Millar Blinds)

23 High Street

Installation of aluminium shopfront, replacing an existing aluminium shopfront.

Acceptable in design terms and no loss of original features.

No amendments involved .

CL/11/0092 (former Woolworths, now Poundland)

58-64 High St

Installation of an aluminium/timber shopfront on a non-traditional building replacing an old aluminium/tiled shopfront.

Improvement in design terms and no loss of original features.

No amendments involved

CL/06/681

121 High Street

New shopfront (no further details)

CL/04/567

24-26 High Street (Ladbroke)

Installation of shopfront (aluminium)

Was previously stainless steel, ie not original

CL/04/313

25 High Street

Alterations to shopfront (no details, as above)

No further info available

CL/03/0093

111 High street (Holland and Barrett)

Installation of aluminium shopfront

No detail or report on file to advise of pre-existing shopfront

CL/02/0464

81-83 High St (Nationwide)

Installation of aluminium shopfront

No further info available

CL/98/360

75/77 High Street (now Costas)

Installation of shopfront

This proposal was initially for an aluminium shopfront but was changed to timber through negotiation with the applicant.