

**Application Recommended for Delegation**  
Daneshouse with Stoneyholme Ward

**APP/2018/0255**

Full Planning Application

Reinstatement works including new cladding, new roof system, new staircase and landscaping

FORMER OPEN MARKET & CINEMA CURZON STREET BURNLEY

**Background:**



Bankfield elevation -before



Bankfield elevation - after



Curzon St / Bankfield corner – before



Curzon St / Bankfield corner – after

The application is referred to Committee because the applicant is Burnley Borough Council.

The proposal relates to the reinstatement works following demolition of the former open market, cinema, access ramp and pedestrian footbridge in the town centre.

Prior Approval has already been granted for the demolition works in 2017 and a current revised application is under consideration at the present time.

The reinstatement works are relatively minor and include:

- the cladding of the existing concrete parapet beam edge and exposed areas following demolition, including the continuation of the cladding onto the Curzon Street elevation.
- New roof and glazed panelling to the end and side of the existing pedestrian ramp providing access to the upper floor of Market Square
- A new fire escape staircase.

## **Relevant Policies:**

National Planning Policy Framework (NPPF)

Burnley Local Plan Second Review

BTC1 -Main shopping area of Burnley Town Centre

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

Burnley Local Plan Submission Document July 2017

SP1 – Achieving Sustainable Development

SP5 – Development Quality and Sustainability

TC2 – Development within Burnley and Padiham Town Centres

## **Site History:**

NOT/2017/0592 – Demolition of former open market and cinema – prior approval granted

NOT/2018/0254 – Demolition of former open market and cinema – current application

## **Consultation Responses:**

The consultation period expires on 3 July 2018. No responses have been received to date.

## **Planning and Environmental Considerations:**

The principle of demolition has already been approved. The current application seeks to treat and reinstate the exposed areas following demolition and improve the external appearance of the building from Bankfield and Curzon Street.

The proposed cladding to Bankfield and Curzon Street will be raised slightly above the existing beam to screen remaining plant /equipment and provide an anti-fall edge to the remaining roof following demolition. There would be a rainscreen cover to the plant/equipment behind the parapet which will not be visible from Bankfield and only slightly visible from Curzon Street.

The new fire escape will be at first floor level and partially visible from Bankfield.

Following demolition, the pedestrian ramp access leading up to the first floor will be open and it is likely that it will be enclosed in some way, e.g. by a new roof and / or glazed panelling.

Until the buildings are demolished and the structural requirements are fully understood it is not possible to finalise all of the details and there may be some alterations to the proposal following the demolition.

It is proposed to use cladding which reflects the existing character and appearance of the more recent developments within Charter Walk. It would be appropriate to impose a condition which required precise details of the cladding to be approved before its use in development.

Policy GP3 of the adopted Local Plan sets out that development will be permitted which would make a contribution to Burnley's distinctive character and be of good design and quality. The rear of the Charter Walk shopping area is unattractive at present and the reinstatement works following demolition will enhance the building and make a positive contribution to the wider area, in line with the aims of the policy.

### **Recommendation:**

That members be minded to approve the development and that the Head of Housing and Development Control be authorised to grant planning permission at the end of the consultation period (3 July 18), subject to the following conditions:

### **Conditions**

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Scale 1:1000; Site Plan, Scale 1:1000; Drawing No. E12150/1 and E12150/2 received 30 May 2018.
3. Precise details of the external cladding and all external materials to be used in the development shall be submitted to and approved in writing by the local planning authority before they are used in the development.

### **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance having regard to Policy GP3 of the Burnley Local Plan Second Review.

CMR  
15/06/2018