

FW: Planning Consultation Request for case ref: 25/0945 (232 Stow Hill N...



Arnall, Guy

To Ostler, Marnie (Planning Officer)



10:38

Retention Policy 7 Year Delete (7 years)

Expires 17/12/2032

You replied to this message on 19/12/2025 11:14.

Hi Marnie

Though not identified as a 'Positive Contributor' within the relevant Conservation Area Appraisal, the property forms part of a distinctive short terrace of shop premises, with prominent gabled first floor fronts, pitched and slated roofs, and ornate chimney stacks. Neighbouring properties within the terrace have modern uPVC windows at first floor level and the whole exhibits mismatched shopfronts. The property in question retains its ornate bargeboards and faux-timber framing to the contrasting front gable (formed in buff brickwork), and its attractive crested tiles to the longitudinal roofline. The existing front windows at first floor level are of crude design, being plain and boarded over. The existing shopfront is of modern design, with 'half' glazed door and tiled stall riser. The fascia signage is overly large, and the windows are full of vinyl signage, making for an unsightly arrangement at ground floor level.

I have no concerns regarding the principle of residential conversion, which will reintroduce glazed windows at the prominent first floor level. Whilst the introduction of a pedestrian door will somewhat unbalance the existing shopfront, it will bring the upper levels back into occupied residential use. Removal of the unsightly existing window vinyl will also bring positive benefit.

On balance, character and appearance of the conservation area will be preserved.

Many thanks,

Guy Arnall