

HERITAGE STATEMENT

The site and proposal is located within the Town Centre Conservation Area and as such a short Heritage Statement is provided.

PROPOSAL

The proposal is to convert the second floor of 74 Market Place in to three residential flats.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

No impact will be made on the character and appearance of the Conservation Area as no external alterations are proposed. All existing windows will be reused, and the façade facing Market Place which is the one which was designed with care, (evidenced by the sandstone features), will not be changed.

CONCLUSION

For the reasons as supplied above it is clear that the proposal will have no affect or impact on the character or appearance of the Conservation, and that it should be approved in its current form.

BNG EXEMPTION STATEMENT

BNG Exemption is claimed because the proposal is on the second floor of an existing building and consists of internal alterations, which will be carried out on an existing concrete suspended floor.

No impact or loss of habitat will be caused by the proposals, no trees are affected and no wild life habitats are affected.

CONCLUSION

For the reasons as supplied above the BNG Exemption claimed is valid and should be supported and allowed under current legislation.

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