
From: Collins, David
Sent: 23/04/2010 16:37:08
To: Sakyi, Richard
Subject: sherington shop
Attachments: 10-00490-ful shop village hall site - dc.doc

Richard – response attached

Dave Collins
Conservation and Archaeology
Milton Keynes Council

■ 01908 252093

www.milton-keynes.gov.uk/conservation-archaeology

Discover Milton Keynes HER: www.HeritageGateway.org.uk

Explore MKi Heritage Theme: www.MKiObservatory.org.uk



DESIGN AND CONSERVATION MEMORANDUM

To: Richard Sayki
From: Dave Collins
Date: 23 April 2010
Your Ref: 10/00490/ful
Our Ref: 8164

VILLAGE HALL CHURCH STREET SHERINGTON
STORE AND POST OFFICE

Recommendation

No Objection

Application

Detached building for shop, café and library?

Site / Context

The site is outside but adjacent to the conservation area boundary. Prominent site within the street frontage. Public path and open space (within CA) to south-east running through the site

Relevant Policy, Guidance & Duties

Milton Keynes Local Plan 2001 - 2011
Policy D2 Design of Buildings
Policy HE6 Conservation Areas
PPS5 Planning and the Historic Environment
PPS1 Delivering Sustainable Development
s72 preserve or enhance character or appearance (Listed Buildings & Conservation Areas) Act 1990.

Key Issues

The proposal should preserve or enhance the character or appearance of the conservation area.

Analysis/Evaluation

The proposal follows pre-application discussions following previous application being withdrawn. The site is part of the village hall property and is currently used for car parking and contains landscaping which provides open setting to the site and which runs into the open space beyond and which aids the setting of the conservation area.

Recent government guidance has been introduced, and PPS5 now requires that lpa's should take into account of the impact of development proposals on any heritage asset, in this case the setting of the conservation area.

The revised proposals are more in scale with the surrounding built environment, in principle, I see no objection to the proposal which has a proper frontage and relationship with Church Lane and would preserve the setting of the adjacent conservation area. The entrance doorway to the building should be given further thought, see condition below.

Recommendation

No Objection – the proposal would preserve the setting of the conservation area.

Suggested conditions

- 1 Representative sample of external facing and roofing materials shall be submitted to and approved in writing by the lpa and the development shall be carried out in accordance with the approved materials.

2. Notwithstanding the submitted details for the proposed door further details shall be submitted to and approved in writing prior to development being commenced.

Reasons To protect the character of the conservation area.

Dave Collins

Conservation and Archaeology