

<b>APPLICATION NO</b>	<b>PA/2009/0203</b>
<b>APPLICANT</b>	Mr C French
<b>DEVELOPMENT</b>	Planning permission to change the use of a retail shop to domestic accommodation, including a domestic garage, removal of the shop front, removal of a timber outhouse, internal and external alterations and provide a new access onto Fleetgate
<b>LOCATION</b>	57 Fleetgate, Barton-upon-Humber
<b>PARISH</b>	<b>BARTON-UPON-HUMBER</b>
<b>WARD</b>	Barton-upon-Humber
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy ST2 (Settlement Hierarchy) identifies Barton as a principal growth settlement.</p> <p>Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.</p> <p>Policy HE2 (Development in Conservation Areas) requires that all development should preserve or enhance the character and appearance of the area and its setting.</p> <p>Policy HE5 (Development Affecting Listed Buildings) applies because the building is a grade II listed building. The primary consideration will be the need to preserve or enhance the fabric and character of the building and consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. Proposals which damage the setting of a listed building will be resisted.</p>

Policy S6 (Small Local Centres and Corner Shops) states that the change of use of shops will be permitted provided that the shop is not needed to meet the requirements of day-to-day shopping needs; it can be demonstrated the unit is no longer viable for retail and that reasonable efforts have been made to dispose of the property for A1 use; and that it can be proven that the proposed use would be a significant benefit to the local community.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions.

**English Heritage:** Concerns raised regarding the use of the open space within the building as a garage and splayed/set-back archway.

## **TOWN COUNCIL**

No objections or comments.

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. No representations have been received.

## **ASSESSMENT**

Planning permission and listed building consent are being sought for the change of use of a retail shop at 57 Fleetgate, Barton. The shop front would be removed and an archway, giving access to a garage and to the rear of the site, would be created, an additional window on the front would be part of the proposals, and alterations internally and at the rear are also included.

**The main issues in the determination of this application are whether the proposed change of use is acceptable in policy terms, whether or not the proposal is in keeping with the character of the area, and whether it would have an adverse impact upon the integrity, fabric and setting of the listed building (grade II).**

A previous application (2008/0540) was withdrawn.

Concerns have been expressed by English Heritage and by the council's conservation officer about the formation of a garage which is not appropriate and would be an intrusive alteration and would harm the listed building. They also have concerns about the set-back doorway and splayed brickwork – they state that entrances on traditional coach houses were usually at the front of the building and not set back.

Additionally, the proposed new ground floor window on the front elevation would result in a residential style,

whereas normally a coach house did not have residential features.

The set-back of the entrance is to provide the splay to meet Highways' requirements, who have advised a condition to ensure the development is carried out in accordance with those details. Highways would be likely to object if the splay was not provided.

Evidence points to the building being a coach house historically and the principle of the scheme is acceptable. The removal of the shop front can be considered as it is a later 20<sup>th</sup> Century addition and is larger than the earlier shop fronts in Barton, also that the shop is likely to be redundant for some time due to the economics of Fleetgate. The two issues English Heritage raise concerns about (the window and the use of the space as a garage) do not warrant the refusal of the scheme. Indeed, the scheme is acceptable in its current form and should be approved – the building will be significantly improved as the current boarded-up shop front is detrimental to the street scene. With regard to the change of use, the agent has submitted evidence of the shop being advertised for A1 use, and indicates that there were no offers made. The interior of the shop is currently gutted and would require significant investment to bring it back into use as a shop. It has not traded for many years (1995 to present). The change of use would therefore benefit the listed building and the wider conservation area.

It is considered that the proposal is acceptable in planning terms and is recommended for approval.

## **RECOMMENDATION**

### **Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings,

rainwater goods and external finishes and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of the conservation area, in accordance with policy HE2 of the North Lincolnshire Local Plan and to protect the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of the conservation area, in accordance with policy HE2 of the North Lincolnshire Local Plan and to protect the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

No development shall commence on site until detailed drawings of the windows and doors, at a scale of 1:10 and including cross-sectional details, have been submitted to and approved in writing by the local planning authority. Only the approved windows and doors shall be installed and these shall be retained thereafter.

Reason

To ensure that the building is in keeping with its surroundings in the interests of the conservation area, in accordance with policy HE2 of the North Lincolnshire Local Plan and to protect the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

5.

The site is to be laid out in accordance with drawing number GAC-001.2b.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0203

OS Grid Ref: TA02842231

Drawn by: KC

Scale: 1:1250

Date: 11/05/2009



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Highways and Planning Service

Service Director,  
G Pople

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