

APPLICATION NO	PA/2009/0218
APPLICANT	Mr C French
DEVELOPMENT	Listed building consent 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
LOCATION	57 Fleetgate, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply. North Lincolnshire Local Plan: Policy HE5 (Development Affecting Listed Buildings) applies because the building is grade II listed. 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.
CONSULTATIONS	Highways: Do not wish to restrict the grant of permission. 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 proposal, and alterations internally and at the rear are also included.

The main issue in the determination of this application is whether the proposed change of use and the proposed works would have an adverse impact upon the integrity, fabric and setting of the listed building (grade II).

A previous planning application (2008/0540) was withdrawn due to policy and highway issues.

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 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 20th 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, this is not likely to cause any detriment to the listed building as it would be clearly beneficial to bring the building back into a good state of décor as 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).

It is considered that the proposal is acceptable and the application is recommended for approval.

RECOMMENDATION

Grant consent subject to the following conditions:

1.

The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) 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.



Drawing Title: 2009/0218

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Highways and Planning Service

Service Director,
G Pople

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