

**APPLICATION NO** PA/2010/0611

**APPLICANT** Mrs E Miller

**DEVELOPMENT** Conservation area consent to demolish a single-storey gym

**LOCATION** B 2 B, Ferriby Road, 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**

**Planning Policy Statement 5 – Planning for the Historic Environment:** Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets.

**North Lincolnshire Local Plan:** Policy HE2 (Development in Conservation Areas) requires all development to preserve or enhance the character and appearance of the area and its setting. The policy sets out detailed criteria for assessing applications in conservation areas.

Policy HE3 (Demolition in Conservation Areas) sets out the criteria for assessing proposals for the demolition of buildings and states that any consent will be conditioned to prevent demolition until the council has sight of a contract for the redevelopment of the site.

## **TOWN COUNCIL**

The town council wish to know what purpose demolition of these premises is to serve and what the proposed future use of the site is.

## **PUBLICITY**

Site and press notices have been posted and neighbouring properties notified. Objections have been received on the following grounds:

- The neighbour has right of way over the access.
- Care must be taken not to damage their trees.
- No demolition should take place. This is a conservation area and should remain so.

## **ASSESSMENT**

Conservation area consent is sought to demolish Millers Gym.

This application has been held in abeyance while the application to build a new house (PA/2010/0428) has been advertised in the Scunthorpe Telegraph to comply with Certificate C as the ownership of the access road is not known.

**The main issue in determining this application is whether the demolition of the building would fail to preserve and/or enhance the character and appearance of the conservation area.**

The building in question is 'Millers Gym', a single-storey modern building at the end of an access track to Ferriby Road, Barton upon Humber.

The site is set well back from public view and this modern single-storey building makes no architectural or historical contribution to the conservation area.

An application for the erection of a new dwelling on this site has been considered elsewhere on this agenda (PA/2010/0428).

The proposed new dwelling is considered to be of a high quality of design and would be an enhancement to the conservation area, therefore the demolition of this building to facilitate the new development should be supported.

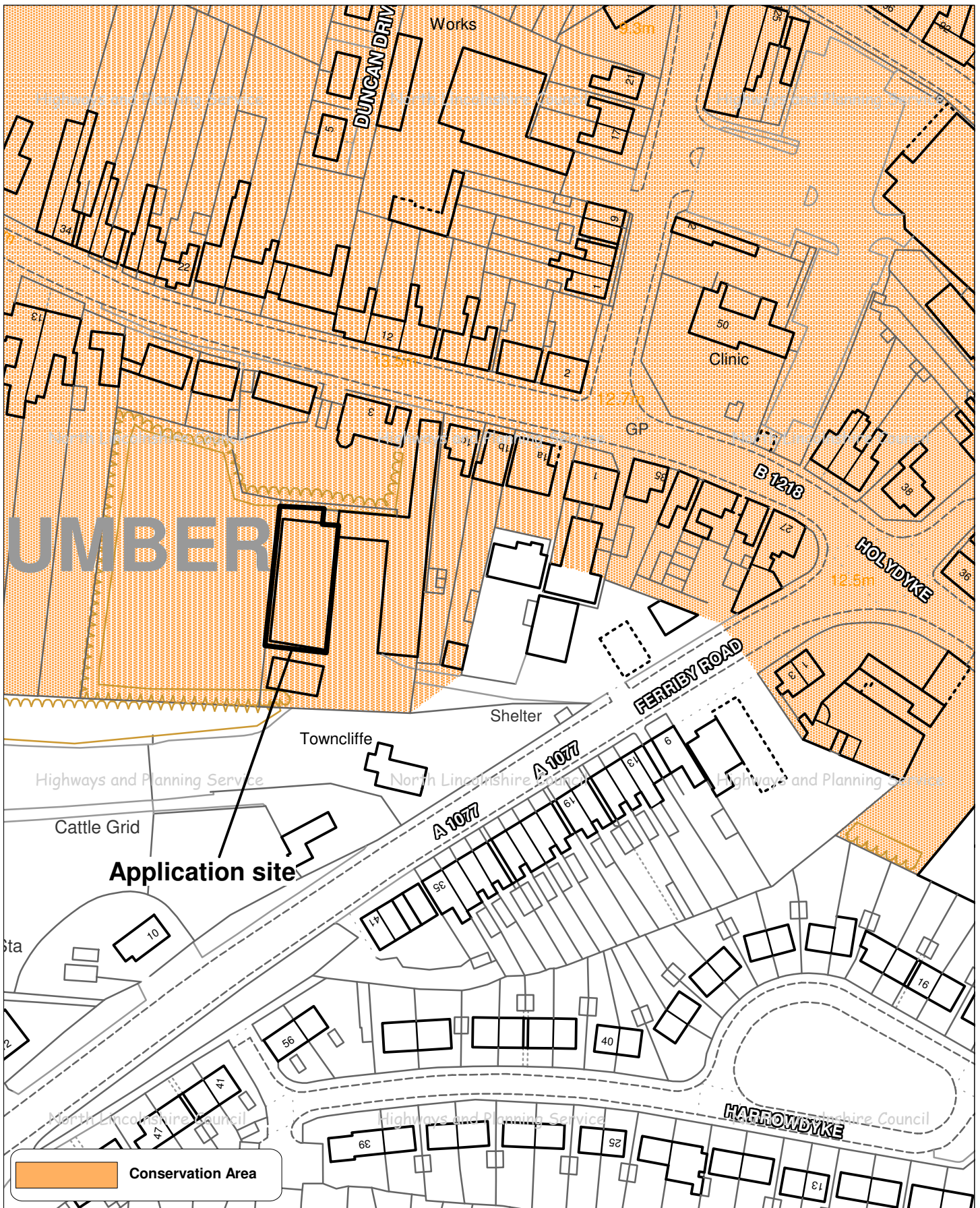
**RECOMMENDATION      Grant consent subject to the following conditions:**

1.

No demolition of any part of these premises shall take place until a contract for the building of the replacement development has been let and written details of the contract, including the timescale for the redevelopment of the site, have been submitted to the local planning authority and agreed in writing.

Reason

To ensure that the site is redeveloped within a reasonable timescale in order to comply with policy HE2 of the North Lincolnshire Local Plan.



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**Highways and Planning Service**

Service Director,  
G Popple

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