

APPLICATION NO PA/2010/1037

APPLICANT Dr C Potter

DEVELOPMENT Listed building consent to replace internal and external doors

LOCATION The Old Rectory, 1 Rectory Street, Epworth

PARISH EPWORTH

WARD Axholme Central

SUMMARY RECOMMENDATION Grant consent subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Epworth Town Council

POLICIES

North Lincolnshire Local Plan: Policy HE5 (Development affecting Listed Buildings) states that the council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed work would secure this objective. Proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused.

CONSULTATIONS

Highways: No comments or objections.

English Heritage: Support the proposal in principle, however they raise concerns over the style of the proposed replacement external door for the refectory extension. Recommend a condition requiring the type and style of door to be agreed in writing before the work takes place.

TOWN COUNCIL

Object to the proposal on the grounds that the design and materials of the proposed external door to the refectory is inappropriate and out of keeping with the listed building.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments or objections have been received.

ASSESSMENT

The Old Rectory is a Grade I listed building which is of significant historic importance. The property was the home of the Wesley family who lived there between 1695 and 1753 and it is regarded as one of the most historically significant properties in North Lincolnshire. The property was renovated in 1954 and the external appearance of the house is now close to how it would have looked in the early 18th Century. The rectory is located within a predominantly residential area of Epworth, within the development boundary, and is set within spacious grounds. In November 2009 The Old Rectory was awarded accreditation status through the Museums, Libraries and Archives Council.

The rectory is a place of significance to a wide variety of people across the world. Methodist people from countries such as America, and also here in Britain, regard it as one of the essential heritage sites to visit. A fire assessment has been carried out by Humberside Fire and Rescue and the need for fire doors in certain areas of the house has been identified. It is proposed to fireproof the identified doors in order to comply with fire regulations and ensure the safety of visitors and staff.

Additionally, there is a modern softwood external door on the Grade II listed outbuilding known as the refectory that is proposed to be replaced with a new hardwood door in order to make the building more secure.

The main issue to consider in the determination of this application is whether the proposed works would have a harmful impact on the fabric and character of The Old Rectory.

English Heritage has been consulted on the application as well as the council's conservation officer and have raised no objections to the proposed work in principle. However, they have raised concerns regarding the design of the proposed door to replace the existing external door in the refectory (outbuilding) which is Grade II listed. English Heritage have recommended that this issue could be dealt with via the imposition of a suitable condition. The council's conservation officer has confirmed that he has no issue with the fireproofing of the internal doors and that the concerns over the design of the external door can be dealt with via a condition. As such, a condition has been recommended that would require the applicant to agree a design for the replacement door before the work takes place; this will include the materials to be used in the construction of the door. Providing this condition is imposed, the proposed development will have no harmful effect on the fabric or character of the property and will allow it to be enjoyed safely by visitors in the future. This condition will also overcome the objection by Epworth Town Council.

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 details of the design, materials and colour of the

replacement door to be used in the refectory have been submitted to and agreed in writing by the local planning authority.

Reason

In the interests of preserving and enhancing the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

3.

Only the door design as agreed by condition 2 shall be implemented and shall be retained as such thereafter.

Reason

In the interests of preserving and enhancing the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.



Drawing Title: 2010/1037

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Highways and Planning Service

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