

APPLICATION NO	PA/2013/1323
APPLICANT	North Lincolnshire Homes Ltd
DEVELOPMENT	Listed building consent for internal alterations, alterations to the windows and door, and the installation of sun pipes to the rear elevation
LOCATION	64-66 High Street, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
CASE OFFICER	Leanne Pogson
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton Town Council Officer discretion

POLICIES

National Planning Policy Framework: Sections 7 (Requiring Good Design) and 12 (Conserving and Enhancing the Historic Environment)

North Lincolnshire Local Plan: Policies DS1 and HE5

North Lincolnshire Core Strategy: Policies CS5, CS6 and CS9

CONSULTATIONS

Highways: No objections.

Humberside Police: Comments regarding designing out crime.

Historic Environment Record: Initial objections regarding the number of proposed sun lights to the rear. A condition will ensure that the number of sun lights are reduced to a maximum of three and details are approved prior to works commencing.

Ecology: Initial objections regarding the potential for bats in vacant buildings. A further bat survey was carried out and subsequently the ecologist withdrew earlier objections and required no further surveys or mitigation measures.

TOWN COUNCIL

Object to the proposal on the following grounds (these objections have been raised in respect of the amended plans). It should be noted that these objections relate to the planning application and are not relevant to the listed building consent application.

- vehicular access onto Maltby Lane has not been considered in relation to on-street parking by people attending 'The Hub' and existing residential parking
- inadequate on-site parking which would lead to further on-street parking in an already congested area
- the new timber fence is unsuitable and does not provide security or alleviate anti-social behaviour
- road safety concerns
- lack of a children's play area
- inadequate emergency and refuse vehicle access
- the development is too dense for the location and unsuitable for management reasons.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. A number of objections have been received as detailed in the report relating to application PA/2013/1278, however these do not relate to the alterations to the listed building.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The application site is a former sheltered housing scheme with associated hardstanding and landscaping areas. The scheme incorporates a two-storey listed building fronting High Street and modern blocks to the rear, accessed from Maltby Lane and Finkle Lane. It is proposed to make internal alterations to the listed building to facilitate the proposed works and make alterations to external doors and windows.

The main issues in determining this application are whether the proposed alterations would have an adverse impact on the character and appearance of the listed building.

The building to which this application relates is a grade II listed building of Georgian era. It is proposed to make internal alterations to the property, including removal and additions of internal walls, and minor external alterations with one door to the rear elevation being partly blocked up and the addition of a single window to the side elevation.

Five small sun lights were proposed to the rear elevation of the listed building and initial objections were raised to the number and styles of the lights. It is therefore proposed to condition the proposal to reduce the number to a maximum of three with details to be agreed prior to works commencing. A condition is also proposed to ensure samples of external materials and scaled drawings of windows are agreed.

The proposed alterations are considered to be minor in nature and would not detract from the character and appearance of the listed building.

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.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the attached 'Drawing Issue Sheet', reference B1114BS/Drawing Issue St Peter's v8.

Reason

For the avoidance of doubt and in the interests of proper planning.

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

In order to retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

No development shall take place until detailed sectional drawings of new windows and doors to be installed, at a scale of 1:10, have been submitted to and approved in writing by the local planning authority. The drawings shall include material and colour specifications and all new windows and doors shall be installed fully in accordance with the approved details.

Reason

In order to retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

5.

No development shall take place until details of the design and location of the sun lights to the rear of the listed building have been submitted to and approved in writing by the local planning authority. No more than three sun lights shall be installed and they shall be fully in accordance with the approved plans.

Reason

In order to retain the character of the listed building in accordance with policy HE5 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

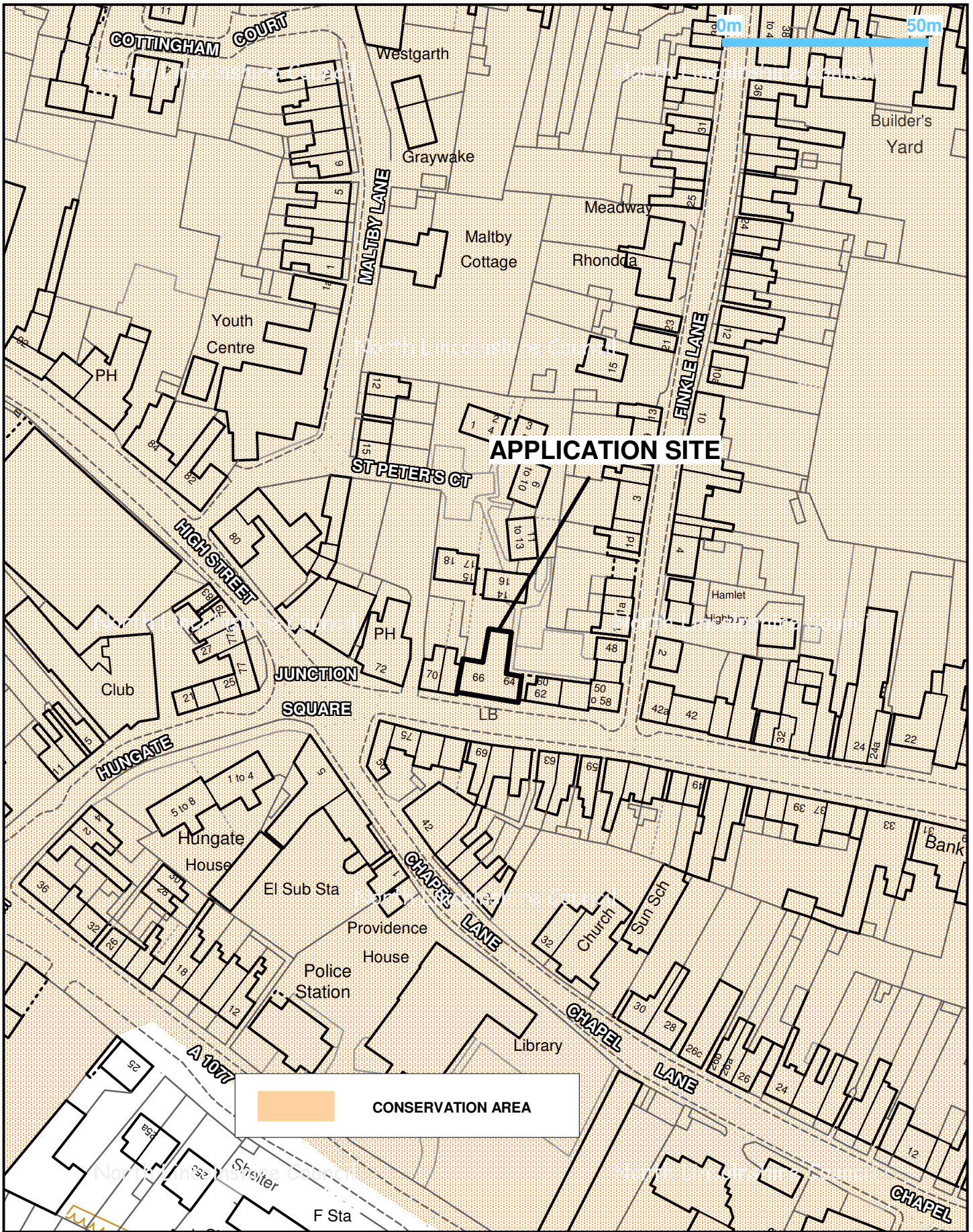
DRAWING ISSUE SHEET



SHEET

1 of 2

PROJECT: Redevelopment of Sheltered Housing Scheme (St Peter's Court)		JOB NO: B1114BS																				
		DD	01	10	17	19	14	15	30	17	24											
		MM	10	12	12	12	01	01	01	02	02											
		YY	13	13	13	13	14	14	14	14	14											
Drawing No.	Description	Revisions																				
B1114/STP/101	Location Plan		0	0		A	A	A			A											
B1114/STP/102	Proposed Site Plan		0	A		B	B	B			C											
B1114/STP/110	Existing and Proposed Drainage High Street/Finkle Lane										0											
B1114/STP/111	Existing and Proposed Drainage St Peter's Court										0											
B1114/STP/201	High Street/Finkle Lane Proposed Ground Floor Plan (Part 1 of 2)		0	A		A	B	B			C											
B1114/STP/202	High Street/Finkle Lane Proposed Ground Floor Plan (Part 2 of 2)		0	A		A	C	C			D											
B1114/STP/203	High Street/Finkle Lane Proposed First Floor Plan (Part 1 of 2)		0	0		A	B	B			C											
B1114/STP/204	High Street/Finkle Lane Proposed First Floor Plan (Part 2 of 2)		0	A		A	B	B			C											
B1114/STP/205	St Peter's Court Proposed Block Plan		0	B		B	C	C			C											
B1114/STP/206	St Peter's Court Proposed Floor Plans (Plots 8 - 10)		0	A		A	A	A			A											
B1114/STP/207	St Peter's Court Proposed Floor Plans (Plots 11 - 14)		0	B		B	C	C			C											
B1114/STP/208	St Peter's Court Proposed Floor Plans (Plots 15 - 17)		0	A		A	B	B			B											
B1114/STP/211	High Street/Finkle Lane Existing Floor Plans (Part 1 of 3)					0	0	0			0											
B1114/STP/212	High Street/Finkle Lane Existing Floor Plans (Part 1 of 3)					0	0	0			0											
B1114/STP/213	High Street/Finkle Lane Existing Floor Plans (Part 2 of 3)					0	0	0			0											
Distribution		No. of Copies / Issue Type										(P = Paper D = Disk E = Email)										
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