

APPLICATION NO	PA/2008/0365
APPLICANT	Keigar Homes Ltd
DEVELOPMENT	Conservation area consent to demolish an existing dwelling and outbuilding
LOCATION	59 West Street, Winterton
PARISH	WINTERTON
WARD	Burton Stather and Winterton
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Winterton Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy HE3 (Demolition in Conservation Areas) states that:</p> <ul style="list-style-type: none"> (i) proposals for the demolition of a building or structure within a conservation area will be assessed against the following criteria: <ul style="list-style-type: none"> (a) it is proved to be wholly beyond viable repair; (b) it is incapable of reasonable beneficial use; (c) it is not of intrinsic architectural, historic or townscape importance and its removal or replacement would enhance the appearance or character of the area; (d) its removal would allow the redevelopment or rehabilitation of an adjacent larger site which is underused, neglected or derelict provided this redevelopment would enhance the character and appearance of the conservation area; (e) sufficient information is provided to enable the impact of a proposal for demolition to be redeveloped on the conservation area to be assessed.

The remainder of the policy deals with consent for demolition of a building which will be conditional upon it not being demolished until a detailed planning permission for redevelopment of the site has been obtained, a landscape improvement scheme is submitted and, where appropriate, proposals which would entail the loss of an historic fabric from a listed building would be conditional upon a programme of recording being agreed and implemented.

CONSULTATIONS

Highways: No objection.

English Heritage: No objection.

TOWN COUNCIL

Object on the following grounds:

‘The building is in a conservation area and should not be demolished and any built back should be in keeping re bungalows.’

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. Two letters have been received, one offering no objections to the demolition but stating that the adjacent bungalow at 62 (which is not proposed to be demolished) has interesting features and should be conserved because it originates from a Canadian design. The second letter relates to planning application PA/2008/0364 which appears elsewhere on this agenda for the redevelopment of the site and overlooking issues which have now been overcome by the change of the properties on plots 9 and 10 to bungalows.

ASSESSMENT

The single determining issue in this case is whether or not this development complies with the criterion laid out in policy HE3 in the North Lincolnshire Local Plan. The council’s conservation officer objects to this application in line with the objection that has been reported on the previous planning application 2008/0364.

The bungalow at 59 West Street, the subject of this application, has no intrinsic architectural, historical or townscape importance to the Winterton conservation area. It is a relatively modern bungalow. Accordingly, no objections from a conservation or heritage viewpoint can be substantiated to its removal subject to the usual conditions of the material resulting from its demolition being removed from the site speedily in the interests of the amenity of the conservation area.

Similarly, because the building is of no street scene importance, it is not necessary to link its demolition to the

letting of a contract to build out the previously considered application.

RECOMMENDATION

Grant consent subject to the following conditions:

1.

The existing dwelling shall be demolished and all debris shall be removed from the site no later than one month from the commencement of demolition.

Reason

In the interests of the amenity of the Winterton conservation area in accordance with policy HE3 of the North Lincolnshire Local Plan.



Drawing Title: 2008/0365

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Highways and Planning Service

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