

<b>APPLICATION NO</b>	<b>PA/2007/1527</b>
<b>APPLICANT</b>	Mr T Kirk
<b>DEVELOPMENT</b>	Listed building consent to partially demolish the rear part of a house in order to re-build a two-storey extension and reinstate the main roof to street elevation to its original pitch angle and height, and carry out internal and external alterations
<b>LOCATION</b>	High Street Farm, High Street, Eastoft
<b>PARISH</b>	<b>EASTOFT</b>
<b>WARD</b>	Axholme North
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse consent</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion
<b>POLICIES</b>	<p><b>Planning Policy Guidance 15: Planning and the Historic Environment</b></p> <p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy ST2 (Settlement Hierarchy) identifies Eastoft as a minimum growth settlement.</p> <p>Policy HE5 (Development Affecting Listed Buildings) applies because the building on the site 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.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> No objections.</p> <p><b>English Heritage:</b> Written response is awaited and will be reported verbally at the meeting. Initial advice is that the raising of the house roof is not likely to be supported.</p>
<b>TOWN COUNCIL</b>	Comments made on original application, no comments on amended scheme.

“Roof higher worse for neighbours. Eyesore. Simple alteration previous plans passed by this Council. Needs urgent attention to a listed building (1984) to become improved. Complex planning issues, instructions followed from Council.

At a parish council meeting last night the councillors met to discuss the above plans. A number of the near neighbours attended the meeting to have the plans explained to them also Mr Kirk attended. Obviously this is a complex planning issue. Mr Kirk now says the roof is higher and worse for the neighbours. This listed house needs urgent attention to become improved and not an eyesore. Mr Kirk advised everyone that he is only adhering to planning advice. This council passed the previous plans as all the work seemed to be at the rear of the property and the councillors cannot understand there is any issue with the large book and plans produced which seem to have been at great expense.”

## **PUBLICITY**

Neighbouring properties have been notified and letters of objection (from the same property) have been received. These raise the following issues:

- Agree with proposed refurbishment/rebuilding, however do object to two-storey extension as this will cut out light, devalue property and restrict access to garages. Feel they would be due compensation if approved. Alternatives would be single-storey extension, no extension or extension on other side.

## **ASSESSMENT**

The application involves the erection of a two-storey extension at the rear of the building, minor window alterations and the raising of the height of the building to accommodate accommodation in the roofspace.

**The main issue in the determination of this application is whether it would have an adverse impact upon the fabric and character of the listed building.**

Planning permission has already been granted for the scheme (PA/2007/1178) but that application was assessed against the provisions of the relevant local plan policies relating to householder extensions. The proposed development was considered to have no harmful impact upon the amenity of neighbours or the street scene.

The current application is for listed building consent and should only be assessed against the impact upon the character of the listed building, its setting and its fabric.

The planning application, when submitted, was not accompanied by a listed building application at the same time. Whilst the scheme was felt to be acceptable as a householder development requiring planning permission, that is in terms of impact upon neighbours etc, it is not felt to be acceptable in terms of its impact upon the listed building itself.

The proposals have been amended by the applicant since it was first submitted. The original scheme included the partial demolition of the rear part of the house and the erection of a two-storey extension; the scheme also included the raising of the height and pitch of the main roof. Amended plans have now resulted in a scheme that still includes a two-storey extension and minor window changes; it also includes raising the height of the building to incorporate accommodation in the roof space and the introduction of a new staircase. The roof design and pitch would remain the same but the front elevation would be significantly altered by the insertion of additional brickwork to create additional internal space; the brickwork would be raised by approximately 0.8 metres and the overall height of the building by 0.6 metres.

The two-storey extension and the minor window alterations are considered acceptable and the applicant has previously been given the opinion that these alone would be likely to receive consent. However, advice has been consistently given by the council's heritage officers that the significant alterations to the front elevation would need to be justified in historical terms, that there is a need, and that it would serve to ensure the continued preservation of the building and would not impose excessive loading on the foundations.

PPG15 advocates minimum intervention in listed buildings. The primary basis for listing a historic building is to conserve its period character and identity for future generations. Any significant change to its character, especially to the main elevation, would need to be thoroughly justified. The mitigation report submitted with the application does not provide a thorough or substantive case for the proposed works and the proposals are therefore unacceptable and should be resisted. The one point the report does justify is the proposed loading on the foundations, however the historical information provided is not sufficient to justify the proposals.

It is felt that the space in the building with the two-storey extension could be arranged more efficiently to provide additional space.

The alterations that are problematic – raising the height of the building and introducing a new staircase in the oldest part of the building – are difficult to justify because it will entail a fundamental change in the form and character of the building.

The building would change from a small-scale Georgian farmhouse to a larger building with attic rooms and additional new staircase. Buildings are listed to protect their form and character and radical changes should be resisted.

Regarding the comments of third parties, the current application should be assessed only against the provisions of PPG 15 and policy HE5, the comments made by the objector are not material to the determination of the application.

The comments of the parish council, which are broadly supportive of the application, are material and relevant but it is not felt that they justify the scheme being approved due to the significant harm the development would have on the listed building.

## **RECOMMENDATION**

### **Refuse consent for the following reasons:**

The proposed development would significantly harm the fabric and character of the listed building. The proposals are not sympathetic to the character of the building by virtue of the proposed raising of the height of the front elevation and the introduction of a new staircase which would result in the loss of the fundamental character of the building, as listed, and would be contrary to PPG15 and policy HE5 of the North Lincolnshire Local Plan.



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**Highways and Planning Service**

Service Director,  
G Popple

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