

APPLICATION NO	PA/2007/1634
APPLICANT	Mr & Mrs K Button
DEVELOPMENT	Conservation area consent to demolish storage sheds and brick workshops (resubmission of PA/2006/1718)
LOCATION	Adjacent 43 West Street, Winterton
PARISH	WINTERTON
WARD	Burton Stather and Winterton
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy HE3 (Demolition in Conservation Areas) states that:

- (i) proposals for the demolition of a building or structure within a conservation area will be assessed against the following criteria:
 - (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 comments received.

TOWN COUNCIL

No comments received.

PUBLICITY

Neighbouring properties have been notified and site and press notices posted. Several letters of objection have been received although these generally refer to the associated planning application (PA/2007/1633) for the redevelopment of the site, which appears elsewhere on this agenda. One of the reasons raised is that what is currently on the site should be preserved. Amended plans have since been received retaining the main brick-built building on the site.

ASSESSMENT

The single determining issue in this case is whether or not this development complies with the criteria laid out in policy HE3 in the North Lincolnshire Local Plan.

The storage buildings which are the subject of this application bear no intrinsic architectural, historical or townscape importance to the Winterton conservation area. The buildings are of brick and timber construction with cement sheeting and cladding. The buildings are at the rear of the site well away from the West Street road frontage. Accordingly, no objections from a conservation or heritage viewpoint can be substantiated to their 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 buildings are of no street scene importance, it is not necessary to link their 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 storage buildings shall be demolished and all debris removed from the site no later than one month from the date when the first new dwelling is first occupied.

Reason

In the interests of the amenity of the Winterton conservation area.

