

APPLICATION NO	PA/2009/0660
APPLICANT	Newells of Brigg
DEVELOPMENT	Listed building consent for a single-storey rear extension and internal alterations
LOCATION	17 Wrawby Street, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Brigg Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy HE2 (Development in Conservation Areas) states that all development in conservation areas should preserve or enhance the character and appearance of the area. Development should harmonise with adjoining buildings and preserve or enhance the street scene, and building materials should be appropriate to the locality.</p> <p>Policy HE5 (Development affecting Listed Buildings) states that the primary consideration will be the need to preserve or enhance the fabric and character of the building. Proposals which damage the setting of a listed building will be resisted.</p>
CONSULTATIONS	Highways: No objections or comments.
TOWN COUNCIL	Object on the grounds that part of the rear of the listed building needs to be demolished to facilitate the construction of the proposed extension.
PUBLICITY	Neighbouring properties have been notified and a site notice posted. No representations have been received.
ASSESSMENT	The application site is a listed building which serves as a butcher's shop and is located within the pedestrianised area of Brigg town centre. The site is accessed by the public via Wrawby Street to the south. There are a

number of single-storey outbuildings attached to the rear of the shop unit, including a WC and store.

The main issue in determining this application is whether the demolition of part of the building to facilitate the single-storey extension would detrimentally impact upon the character and appearance of the listed building.

It should be noted that the buildings to be demolished are small-scale and project off the rear of the building by no more than 3 metres. These are ancillary buildings and are not considered to be of architectural merit nor worthy of retention. Furthermore the council's conservation officer has no objections to the proposed single-storey extension as it is of an appropriate design and will be subservient when viewed against the character and appearance of the listed building. A point of note is that the proposed single-storey extension is to be used as additional preparation space for the butcher's shop which is already established at the site.

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 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

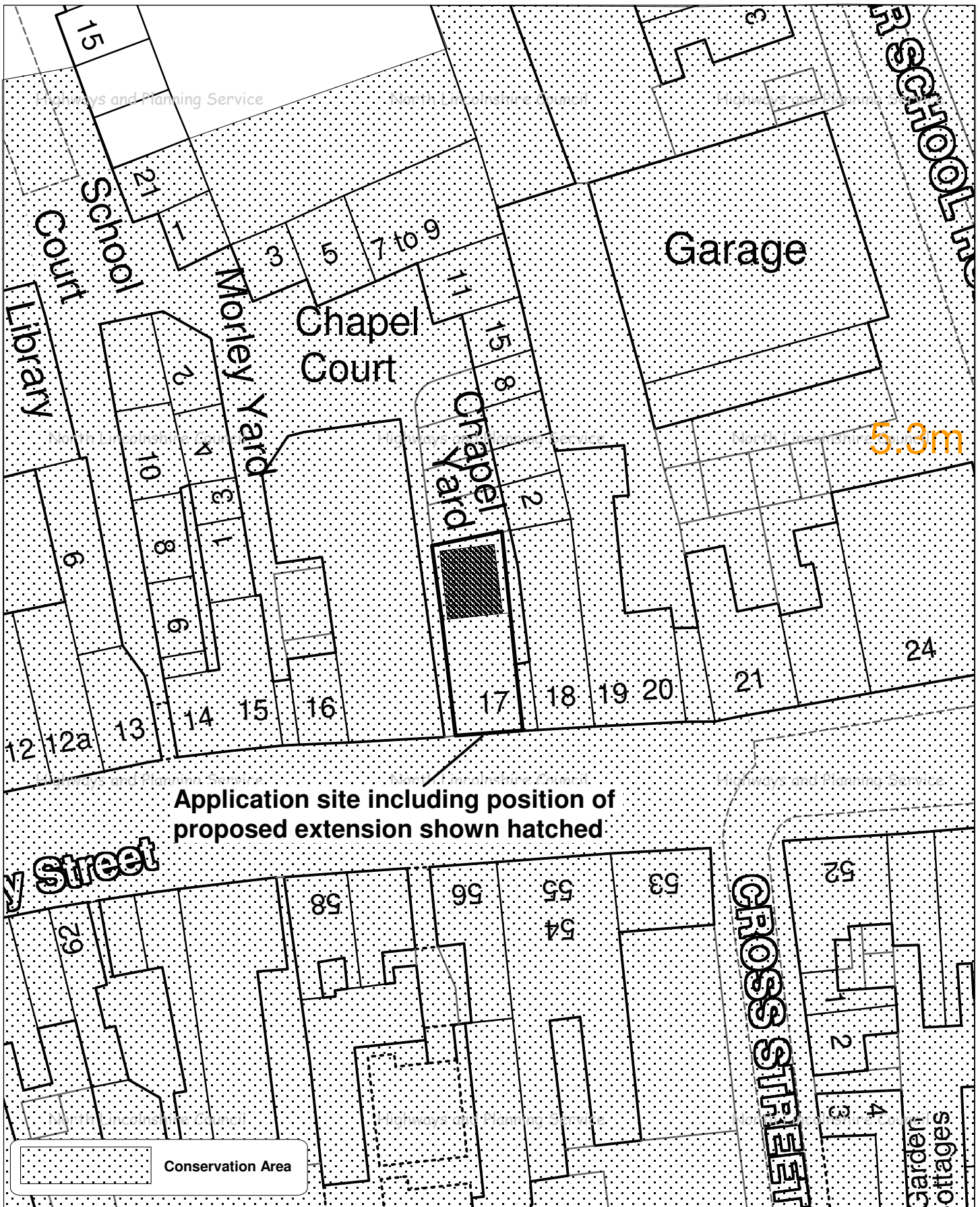
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

No development shall take place until detailed drawings of the proposed timber windows have been submitted to and approved in writing by the local planning authority.

Reason

To ensure that the building is in keeping with the character and appearance of the conservation area and respects the setting and appearance of the listed building known as 20 High Street in the interests of visual amenity, in accordance with policies HE2, HE5 and DS1 of the North Lincolnshire Local Plan.



Application site including position of proposed extension shown hatched

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Highways and Planning Service
Service Director,
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