

**APPLICATION NO** PA/2009/1415

**APPLICANT** Keigar Homes Ltd

**DEVELOPMENT** Conservation area consent to demolish an existing dwelling

**LOCATION** 61 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**

**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 objection.

## **TOWN COUNCIL**

Object on the following grounds:

'One of the interesting features of Winterton is its mixed housing and more and more permission is given to destroy our heritage, the council feel this is wrong...'

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. Two letters have been received, one objecting on the grounds that the property that it is proposed to demolish has interesting features and should be conserved because it originates from a Canadian design which they believe is unique in this community. They comment further that the character of the Winterton conservation area is slowly being eroded by the building of new dwellings. They conclude that the building proposed to be demolished has intrinsic architectural interest and the proposal does not preserve or enhance the conservation area. Other, non-material objections have also been made.

## **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 bungalow at 61 West Street, the subject of this application, has no intrinsic architectural, historical or townscape importance to the Winterton conservation area. Accordingly, no objections from a conservation or heritage viewpoint can be substantiated against 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 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: 2009/1415

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**Highways and Planning Service**

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