

APPLICATION NO	PA/2011/0918
APPLICANT	Mr P Jackson
DEVELOPMENT	Conservation area consent to demolish a church hall
LOCATION	St Oswalds Church Hall, Church Street, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Barker – impact on the conservation area and loss of an important building)

POLICIES

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

North Lincolnshire Local Plan: Policy HE3 (Demolition in Conservation Areas) – demolition of a building or structure within a conservation area will be assessed against the following criteria:

- (i) it is proved to be wholly beyond repair;
- (ii) and incapable of reasonable beneficial use;
- (iii) it is not of intrinsic architectural, historic or townscape importance and its removal will allow the enhancement of the appearance or character of the area;
- (iv) sufficient information is provided to enable the impact of the proposal to be assessed.

Consent for demolition of a building will be conditional upon detailed planning permission for the redevelopment of the site being obtained and the council having sight of an agreed contract for the carrying out of works of redevelopment.

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment) – development within North Lincolnshire's market towns will need to safeguard their distinctive character and landscape setting.

CONSULTATIONS

Highways: No objection.

TOWN COUNCIL

No objection.

PUBLICITY

Advertised by site and press notice, and adjoining neighbours notified. Three letters of objection have been received raising the following issues:

- lack of on-street parking
- the building should be protected from demolition
- destruction of Crowle's history
- the development is out of character with the area
- the development is not sympathetic to the character, scale and materials of the neighbouring surroundings
- over-development
- increased traffic
- no maintenance of the building for several years
- the building should be retained and converted

ASSESSMENT

This proposal is for conservation area consent to demolish the existing building on the site, for which the applicant has submitted a detailed justification. This justification states that conversion of the building is not economically viable in the current market. A costings table for conversion of the building and the proposed new building has been submitted. The cost of conversion is much greater than the new build and is likely to result in a loss to the developer if the converted dwellings were sold on the market. As a conversion scheme is likely to be loss-making in the present economic climate, the building would not be converted and would remain in situ falling into further disrepair.

The only issue associated with this case is whether the proposal complies with policy and therefore whether demolition of the building within the conservation area is justified.

The building is a former church hall and has some historic value in terms of Crowle's history. In terms of architectural merit, the building has some window and door detailing that is characteristic of the conservation area. However, the building is falling into serious disrepair and is having a negative impact on the conservation area at the present time. The financial viability of the conversion of the building has been assessed by the applicant and the local planning authority. The local planning authority is satisfied that commercially, in terms of the recession the UK is experiencing, converting the building to three dwellings is not financially viable as the works required would result in a loss to the developer should the dwellings (if converted) be sold on the open market. As a loss would be made, there is little hope of the building being converted in today's economic climate. As a result this building will fall into further disrepair.

The applicant has devised a scheme to build four dwellings on the site within a terraced block similar to the existing building. In design terms the redevelopment is considered to be

an improvement to the existing situation on site. Similar developments have been approved in other parts of the conservation area in Crowle. It is therefore considered that the proposal will preserve and enhance the conservation area and should be supported. The proposal does accord with policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the council's adopted Core Strategy and is therefore recommended accordingly below.

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

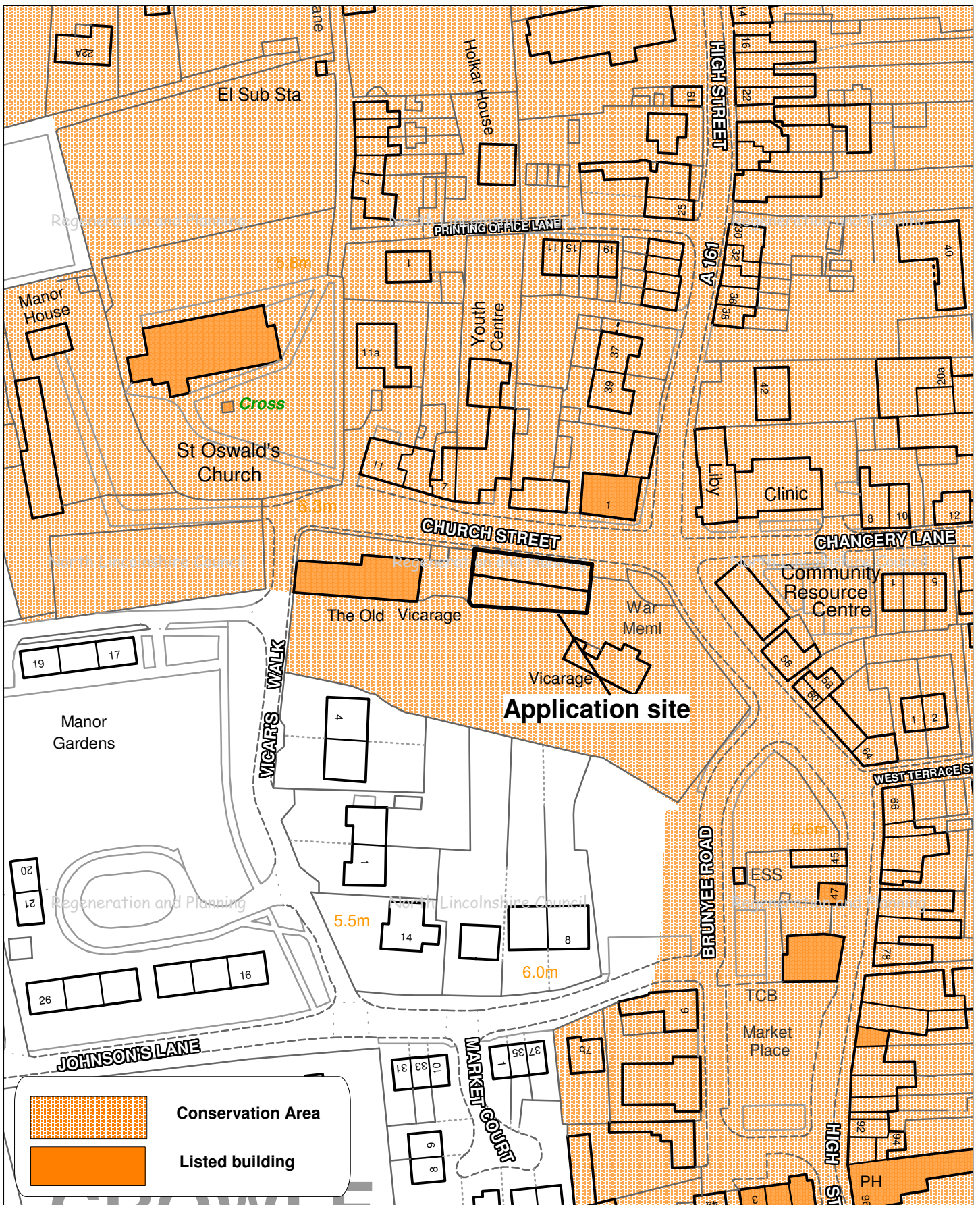
To comply with section 74(3) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 3 of 3.

Reason

For the avoidance of doubt and in the interests of proper planning.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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