

APPLICATION NO	PA/2011/1407
APPLICANT	Mr P Jackson
DEVELOPMENT	Conservation area consent to demolish Parochial Church Hall and erect a terrace of four town houses
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:

- (1) it is proved to be wholly beyond repair
- (2) and incapable of reasonable beneficial use
- (3) 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
- (4) 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: Views awaited.

TOWN COUNCIL

Views awaited.

PUBLICITY

Advertised by site and press notice, and neighbouring properties notified. Two letters of objection have been received raising the following issues:

- out of character with the conservation area
- the building should be retained
- over-development
- lack of car parking
- no maintenance is being carried out to the building, hence its deterioration
- the building, if demolished, should be replaced by the original approved conversion plans
- other architectural details on the existing building should be replicated on the proposal
- the rebuild should be carried out sympathetically and use reclaimed building materials.

ASSESSMENT

Members may recall that a previous application for this proposal (PA/2011/0918) was recommended for approval at Planning Committee on 21 September 2011. Members decided to refuse this application because it was considered that the proposal was contrary to policy HE3 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy as the church hall was to be demolished and this building is of historical importance to Crowle, the conservation area and the street scene. The applicant has now decided to resubmit the proposal with additional information in relation to the financial implications of converting the building to residential properties as opposed to redeveloping the site for four dwellings.

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 overall cost of conversion is similar to overall new build costs. However, the cost per unit of the new build will allow some profit to be made on each dwelling if sold on the open market. The cost per unit (if converted) is much higher and would result in a potential loss to the developer if the converted units were sold on the open 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

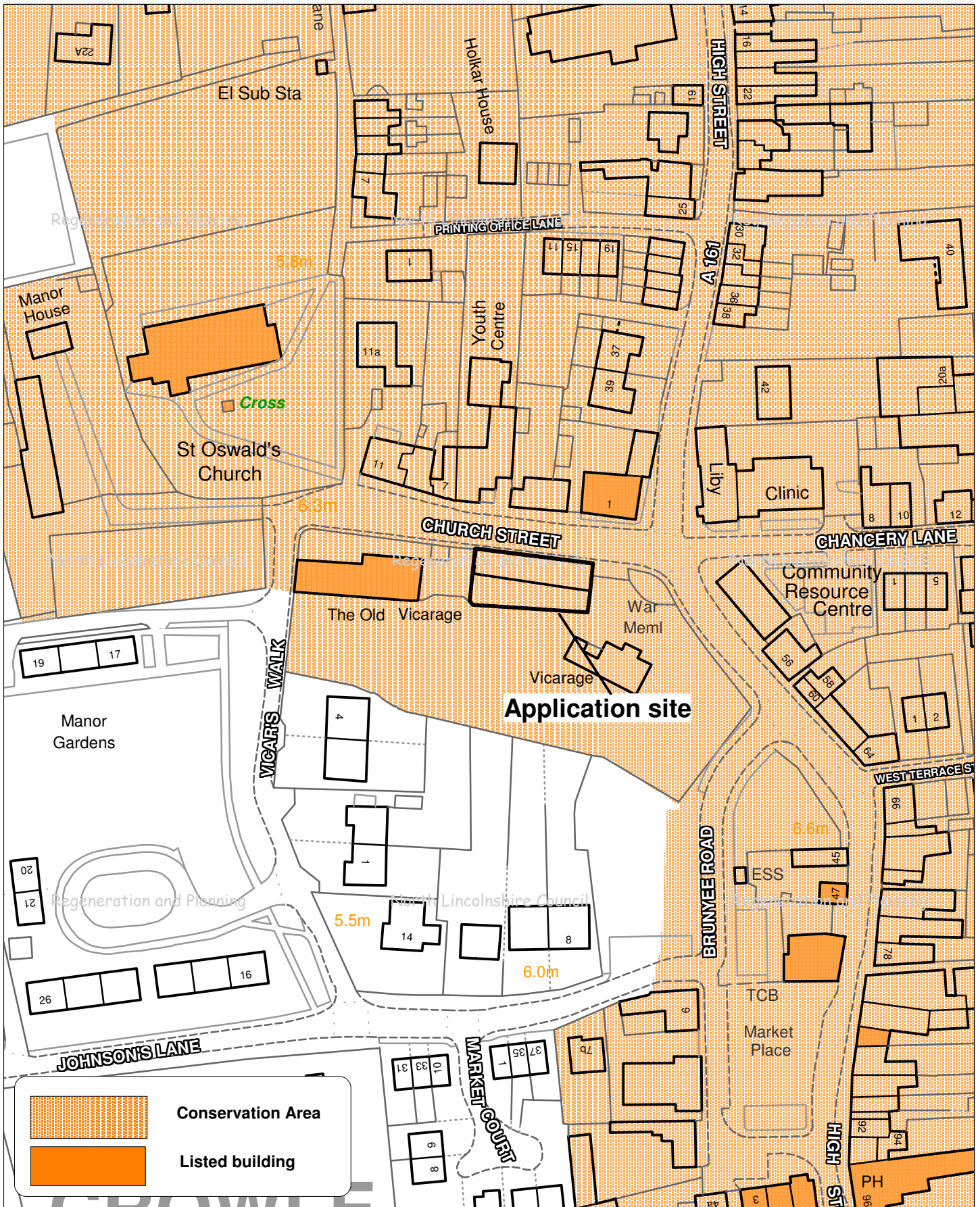
For the avoidance of doubt and in the interests of proper planning.

3.

No demolition of the existing building shall take place until evidence of the formal contract between the landowner and the chosen contractor for the work of constructing the agreed new build has been submitted to the local planning authority.

Reason

In order to ensure the site is redeveloped in order to protect the character and appearance of the conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.



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Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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