

APPLICATION NO	PA/2018/605
APPLICANT	Sue Rainton, Harriton Beracha Ltd
DEVELOPMENT	Listed building consent to change the use of a public house into three dwelling houses
LOCATION	Nelthorpe Arms, 1 Bridge Street, Brigg
PARISH	Brigg
WARD	Brigg and Wolds
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest

POLICIES

National Planning Policy Framework: Paragraph 128 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129 – Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 131 – In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 137 – Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

North Lincolnshire Local Plan: HE2, HE5

North Lincolnshire Core Strategy: CS5, CS6

CONSULTATIONS

Archaeology: No objections subject to conditions securing a programme of historic building recording prior to and during the alteration work.

Conservation: The conservation officer considers that the scheme of adaptation is acceptable and has no objections subject to conditions controlling windows, materials and the internal staircase.

COUNCIL

Support of the proposal.

PUBLICITY

The application has been publicised by press and site notice. A significant number of objections have been received. The concerns are wide-ranging and, given that this is an application for listed building consent only, those relevant to the building and the historic environment are material.

ASSESSMENT

The site is located within the town centre of Brigg as identified by the HELA DPD. The public house is a grade 2 listed building located within the conservation area for Brigg. The site is also located within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011 and is within 30 metres of the Ancholme.

The building itself dates back to the mid 18th Century constructed in local brick with pantile roof with stone-coped gable ends and brick stacks. The public house has a number of curtilage listed buildings which do not form part of this planning application.

The applicant seeks a change of use of an existing public house into three dwellinghouses with associated parking.

The issue relevant to determination of this application is impact upon the historic environment.

Relevant planning history

LBC/1980/0081: Listed building consent to demolish an existing warehouse. Approved 24.02.1981.

LBC/1991/0554: Listed building consent to display a wooden board depicting the tolls historically levied in the town. Approved 29.08.1991.

Impact upon the historic environment

The Nelthorpe Arms is a grade 2 listed building as well as being located within the Brigg conservation area. The applicant has provided a detailed heritage statement, including a photographic commentary, as well as floor plans and elevations.

The conservation officer has been consulted and considers that there is some harm to the significance of the listed building by the loss of its use as historic community building. The officer states that, should the continued use of the Nelthorpe Arms as a public house not be considered viable, then the new use for residential conversion has been well designed to respect the historic fabric of the building and its architectural features, and the proposed alterations can be justified to achieve the long-term sustainability of the listed building.

The physical works are not extensive and are fully justified within the heritage statement. The conservation officer recommends conditions in relation to the control of windows, doors and the internal staircase. Furthermore, the councils archaeologist has stated that a recording condition should be attached to any permission. It is considered, given the aforementioned mitigation, that the proposal would align with policies HE2 and HE5 of the North Lincolnshire Local Plan and CS6 of the Core Strategy.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Block Plan NA/18/02A; Floor Plans NA/18/06; Floor Plans and Elevations NA/18/07; Proposed Elevations NA/18/08; West Elevation NA/18/09.

Reason

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

3.

Development shall not take place until details of all replacement windows and doors are supplied on plan at a scale of 1:20 include colour, design, openings and glazing bars where applicable. The approved details shall then be retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason

To protect the historic environment and in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

4.

Development shall not commence until samples of any new facing materials are submitted to and agreed in writing with the local planning authority.

Reason

To protect the historic environment and in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

5.

Development shall not commence until detailed drawings of the new staircase is submitted to and agreed in writing with the local planning authority.

Reason

To protect the historic environment and in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

6.

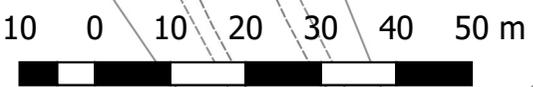
Development shall not commence until an agreed methodology for recording the loss of historic fabric has been submitted to and agreed in writing with the local planning authority. The works shall then be subject to the proposed methodology.

Reason

To protect the historic environment and in accordance with policies HE2 and HE5 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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