

Item Number: 9
Application No: 14/01199/LBC
Parish: Norton Town Council
Appn. Type: Listed Building Consent
Applicant: Ryedale District Council (Mr Francis Bird)
Proposal: Soundproofing of 4 no. internal windows by infilling with sound grade plasterboard and timber stud, surfaced fixed
Location: Harrison House Norton Road Norton Malton North Yorkshire YO17 9RD

Registration Date:
8/13 Wk Expiry Date: 8 May 2015
Overall Expiry Date: 15 April 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Building Conservation Officer No objection
Parish Council

Neighbour responses:

SITE:

'Harrison House' is a Grade II Listed Building, in close proximity to Malton Train Station, and within the designated Development Limit of Malton. The site is within flood zone 2 and 3.

PROPOSAL:

Listed Building Consent is sought to soundproof 4 internal windows by infilling with sound grade plasterboard and timber stud, surfaced fixed.

Members are advised that this application has been referred to Planning Committee as the application is submitted on behalf of Ryedale District Council.

HISTORY:

11/01353/FUL - Planning permission granted for change of use of building from B1 (office use) to a mixed use of B1 and D1 (non-residential institutions) to include external access ramp with handrail, alteration to existing steps to include handrail, automated swing entrance doors and formation of new entrance.

11/01354/LBC - Listed Building Consent granted for external and internal alterations to include external access ramp with handrail, alteration to existing steps including handrail, alterations to internal layout with demountable partitioning, installation of platform lift, new entrance and access doors and secondary glazing to 5 windows.

APPRAISAL:

The main consideration when assessing the application is;

- a. Impact on the Historic Fabric and Architectural Detailing of the Grade II Listed Building

Under Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990, the Local

Planning Authority to preserve and enhance the special interest of the Listed Building.

The Building Conservation Officer undertook a site visit, and made the following comments;

"No Objection.

These are the original external windows on the Grade II Listed railway station. Subsequently an extension was built onto the side of the station enclosing the windows within the extension. For current operational reasons it is proposed to board over 2 windows on the former external elevation retaining them in situ. In my opinion this application does cause some visual harm to the listed building however that harm is significantly less than 'less than substantial harm' as the windows are still in situ and visible from within the meeting rooms. In addition, the proposed works do not affect historic fabric in any way and are reversible. The future operational use of the building brings public benefit which in my opinion outweighs this small degree of harm".

It is accepted that the proposal would not cause substantial harm as defined by the NPPF and NPPG. Nevertheless there is still a requirement that the harm should be weighed against public benefit. In this instance, it is considered that the public benefits outweigh the very small degree of harm which is clearly reversible.

As such, it is considered the proposal conforms to Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990 because the proposal preserves the special interest of the Listed Building. Also the proposal conforms to NPPF as the harm is outweighed by the public benefit.

The Building Conservation Officer has raised no objections to the proposal. No comments have been received from Norton Town Council, or as a result of the site notice.

In light of the above assessment, it is considered the proposal is acceptable and complies with Policy SP12 Heritage of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. Therefore it is recommended Listed Building Consent be granted, subject to the following conditions.

Local Plan Strategy - Policy SP12 Heritage
National Planning Policy Framework

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be carried out in accordance with the following approved plan:

Proposed Window Alterations (as scanned 18/03/2015)

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

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties