

Item Number: 14
Application No: 16/01854/LBC
Parish: Staxton/Willerby Parish Council
Appn. Type: Listed Building Consent
Applicant: Mr Darrel Crick
Proposal: Installation of a log burning stove with external flue to east elevation roof slope
Location: Sows Ear Cottage 2 Staxton Farm Yard Main Street Staxton Scarborough North Yorkshire YO12 4TA

Registration Date:
8/13 Wk Expiry Date: 14 February 2017
Overall Expiry Date: 2 February 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No views received to date
Building Conservation Officer Object

Neighbour responses: None

SITE:

Sows Ear Cottage is part of a Grade II Listed curtilage, which includes the area where the development is sited. It is also within the Staxton Development Limit.

The listed building description:

Foldyard wall and farmbuilding. Late C18. Chalkstone with irregular sandstone quoins; pantile roof to building and sandstone coping to wall. Corner site. 1-storey building with attached wall approximately 3 metres high. No opening on street. Raised eaves band and hipped roof to building. Sloped coping to wall. Included for group value. Building on yard side of wall not of special interest.

PROPOSAL:

The application is for the installation of a log burning stove with external flue to east elevation roof slope, which has been carried out without Listed Building Consent.

The flue is 1.9m in height and is 140mm above the roof line of the building. It is constructed of stainless steel and has an unpainted (shiny) finish.

There has also been a log burner installed which is connected to the flue which is installed in the roof of the dwelling.

HISTORY:

There is no relevant history.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP 12 - Heritage

Policy SP 16 - Design

Policy SP 19 - Presumption in Favour of Sustainable Development

Policy SP 20 - Generic Development Management Issues

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (2012)

Chapter 7. Requiring good design

Chapter 12. Conserving and enhancing the historic environment

APPRAISAL:

The main consideration taken into account is:

i) The impact upon the Listed Building

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires *the Local Planning Authority to give special regard to the desirability of preserving the Listed Building or its setting or any features that it possesses.*

The main considerations to be taken into account are the impact of the alterations upon the significance of the Grade II listed building in terms of its historical and architectural fabric.

In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset. Listed Building Consent was sought for the installation of a log burning stove with external flue to east elevation.

The work has already been completed prior to a Listed Building Consent application being submitted. These alterations are therefore regarded as unauthorised works to the listed building.

The Councils Building Conservation Officer has objected to the scheme and has made the following comments:

Sows Ear Cottage is a Grade II Listed Building. It is located on a corner with the main street and a narrow side lane. The building forms the boundary along the side lane and it is highly visible.

This is a clearly modern intervention in a former agricultural building. The long and low nature of the building is complimented by its location alongside a narrow street which funnels the view. The flue is a highly visible strong modern vertical element that jars with the traditional long and low form of the building.

The presence of tv aerials giving vertical emphasis compounds the distracting visible presence of the flue.

It is also considered that the flue can be seen from most angles when viewed from the public realm. Although positioned adjacent to Slope Lane (which is a quiet access road), the development can be seen from various view points looking south from Main Street. The height of the flue also means that it is visible above the roof line of the building and as such can be seen from within the cluster of buildings.

Policy SP12(Heritage) states that, designated historic assets and their settings, including Listed Buildings will be conserved and where appropriate, enhanced. Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset will be resisted unless wholly exceptional circumstances can be demonstrated.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal.

If the application is refused as recommended, then measures to remove the flue are also required to secure the removal of the flue and the restoration of the roof to its former condition. In this instance, it is considered that appropriate enforcement action should be taken.

RECOMMENDATION: Refusal

- 1 The installation of a log burning stove with its associated stainless steel external flue to east elevation roof slope by virtue of its harm to the significance of the Grade II Listed Building is considered to be an inappropriate and unsympathetic alteration to the special interest of the listed building. The development is therefore contrary to the requirements of Policies SP12 and SP16 of the adopted Ryedale Plan - Local Plan Strategy and contrary to the advice contained in Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework.

- 2 Enforcement Action be taken to secure the removal of the external flue and restoration of the roof.

Background Papers:

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