

Item Number: 11
Application No: 17/00356/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr James Johnson
Proposal: Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)
Location: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT

Registration Date:
8/13 Wk Expiry Date: 25 May 2017
Overall Expiry Date: 11 May 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objections
Sustainable Places Team (Yorkshire Area) Comments received

Neighbour responses: Mr P Croot, Mrs Kathleen Grayston,

SITE:

The Masonic Hall is a Grade II listed building located within the Market Town of Pickering and was formerly a chapel. The site is also located within the Pickering Conservation Area. The building is set behind 6 and 7 Bridge Street and pedestrian access is via a covered passageway between them.

The building is built mainly of stone with a pantile roof. The accommodation is on two floors, with dining and other facilities downstairs and the Masonic meeting room above. Historical maps dated 1832 and 18880 indicate that previously there as an extension about 4m wide on the north side.

PROPOSAL:

Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)

Members should note that the current application should be read in conjunction with 17/00357/LBC.

The proposed single storey extension will measure 6.5 metres in width, 7.8 metres in depth (including the small flat roof link, 2.7 metres to the eaves and 5.3 metres to the ridge. The extension will be positioned 1.7 metres from the neighbours boundary wall at the closest point. 5.5 metres of the existing section of wall to the existing hall will be removed. The rear access door has been repositioned to the west elevation of the proposed extension.

The refused scheme was for a single storey extension that measured 7.5 metres in width, 7 metres in depth (including the small flat roof link, 2.7 metres to the eaves and 5 metres to the ridge. The extension was positioned millimetres from the neighbours boundary wall at the closest point. 5.8 metres of the existing section of wall to the existing hall was proposed to be removed and the existing rear access would be retained directly from the rear of the main hall.

Members should however note that this scheme was granted listed building consent (Reference 16/01415/LBC)

HISTORY:

The relevant planning history includes:

- 02/00812/LBC - Listed building consent granted 17.10.2002 - External and internal alterations to include removal of false ceiling and installation of beams and suspended ceiling.
- 16/01415/LBC - Listed building consent granted 15.11.2016 - Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall.
- 16/01414/FUL - Planning permission refused 15.11.2016 - Erection of single storey extension to the north elevation.

LEGISLATION AND POLICY:

Primary Legislation

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP12 Heritage

Policy SP16 Design

Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 7. Requiring good design

Chapter 12. Conserving and enhancing the historic environment

APPRAISAL:

The main considerations to be taken into account are:

- i. Character and form - Impact upon the Listed Building
- ii. Impact upon the character of the Conservation Area
- iii. Impact upon neighbouring amenity
- iv. Other matters
- v. Conclusions

i. Character and form - Impact upon the Listed Building

The Building Conservation Officer has raised no objection to the proposal. Historical maps dated 1832 and 1880 indicate that previously there was an extension on the north side of the building. There is a small flat roof link between the main building and the proposed extension. The proposed extension will be constructed of natural stone and red clay pantiles. There will be painted timber door on the northern elevation and all rainwater goods will be cast iron.

The proposed extension is of a scale, form and detailed design that is appropriate and sympathetic to the character and appearance of the listed building, complying with Policies SP 12, SP 16 and SP 20 of the Ryedale Plan - Local Plan Strategy.

ii. Impact upon the character of the Conservation Area

It is considered that the proposed extension will not be detrimental to the character and appearance of the Pickering Conservation Area by virtue of its siting, scale, form and detailed design. The extension is relatively small scale, sympathetic to its surroundings and the character and appearance of the area is considered to be preserved.

iii. Impact upon neighbouring amenity

Bridge House, 8 Bridge Street

A letter of objection has been received from the occupier of Bridge House, 8 Bridge Street, Pickering. The full letter of objection can be viewed on the Council's website. They have made comments with regard to the listed building and attach their letter of objection from the previous planning and listed building consent applications.

With regard to neighbouring amenity, the occupiers have stated that the original planning application (Reference 16/01414/FUL) was refused upon the scale, height and proximity to the boundary of Bridge House and the reduction of natural light and sun light to the adjacent property. This is accurate. The changes to this planning application from the refused scheme include:

- Moving the proposed extension from the neighbouring boundary wall by 1.7 metres at the closest point
- Raising the roof height of the proposed extension by 0.3 metres

The rear of the Masonic Hall does stand at a higher level than the garden of Bridge House. However, the proposed extension is now proposed to be positioned 1.7 metres at the closest point. Members should also note that the rear garden of Bridge House extends to approximately 30 metres from the rear wall of Bridge House and has a depth of 15 metres from where the proposed extension will be positioned to Pickering Beck. The proposed extension will not be positioned to the immediate rear of Bridge House. There is a lean-to structure that is used as a car port to the rear of Bridge House.

It is considered that there will not be a material adverse impact upon the occupiers of Bridge House. This is in terms of being overbearing in presence and causing loss of sunlight to the garden space that is currently enjoyed by the occupiers of Bridge House, complying with Policy SP 20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

Rose Cottage

A letter of objection has been received from the occupier of Rose Cottage, Pickering. The full letter of objection can be viewed on the Council's website. They have made comments regarding the extension obscuring the north facing first floor window. The original window on the north elevation will not be hidden by the proposed extension due to the slope of the roof. They have stated that the extension would be visible from the station.

Whilst the extension will be visible, it is considered that the proposed extension does not harm the character and appearance of the Grade II listed building or the Pickering Conservation Area. They have further stated that the trains are visible from Beck Isle Museum and this view would be lost by the height and bulk of the proposed extension. It is considered that these views are limited because of the intervening trees and vegetation from the elevated viewpoint on Pickering Bridge.

iv. Other matters

The Environment Agency has advised that the applicant considers the Standing Advice regarding flood risk as part of the planning application. They have also stated that the development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Pickering Beck which is designated as a 'main river'. This was formerly called a flood defence consent. Some activities are also not excluded or exempt.

The Local Highway Authority has raised no objection to the proposal.

Pickering Town Council have stated the following with regard to the application:

The council has studied the revised details re this application and has decided that they meet the concerns that were raised about the original application. Therefore, the council has no objections to the erection of a single storey extension to the north elevation at the Masonic Hall.

The agent has responded to the letters of objection and the incoming document from the agent can be viewed in full in the Council's website.

v. Conclusions

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP12, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

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 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of all external joinery, including windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority. These shall be shown on a 1:10 scale drawing.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any mechanical extraction or ventilation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any external guttering shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan - dated 30.03.2017.

Proposed Extension - Plans Drawing No 180 816 3

Proposed Extension - Elevations Drawing No 180816 4.

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