

Item Number: 12
Application No: 17/00357/LBC
Parish: Pickering Town Council
Appn. Type: Listed Building Consent
Applicant: Mr James Johnson
Proposal: Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall
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 views received to date
Building Conservation Officer No Objection

Neighbour responses: Mrs K Grayson, D & S Glanville, Mr P Croot,

SITE:

The Masonic Hall is as 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 was an extension on the north side of the building.

PROPOSAL:

Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall.

Members should note that this application should be read in conjunction with 17/00356/FUL.

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 planning application (Reference 16/01414/FUL) 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 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

In considering whether to grant listed building consent for any works the local planning authority or 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.

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP12 Heritage

Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens 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 or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset.

National Planning Policy Framework (2012)

Chapter 12. Conserving and enhancing the historic environment

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.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

APPRAISAL:

The main considerations to be taken into account are:

- i. The impact of the alterations upon the significance on the listed building in terms of its historical and architectural fabric
- ii. Neighbour Objections
- iii. Other Matters
- iv. Conclusions

i. The impact of the alterations upon the significance on the listed building in terms of its historical and architectural fabric

The application has been accompanied by a Planning (Heritage, Design and Access Statement) which is attached to the agenda.

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.

The Planning (Listed Building 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.

ii. Neighbour Objections

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. The Building Conservation Officer has raised no objection to the proposal. There are considered to be public benefits of the scheme, including ensuring that there is long term viable use of the building.

The issue with regard to neighbour amenity will be considered as part of the FUL planning application (Reference 17/00357/FUL).

Beck Isle Cottage

A letter of objection has been received from the occupier of Beck Isle 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 Beck Isle area and 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.

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.

iii. Other Matters

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.

iv. Conclusions

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within the National Planning Policy Framework, with particular focus on Section 12 regarding Conserving and Enhancing the Historic Environment and Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy. It is therefore recommended that listed building consent should be granted, subject to the following conditions.

RECOMMENDATION: Approval

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

Reason:- To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

- 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