

Item Number: 11
Application No: 17/01155/LBC
Parish: Pickering Town Council
Appn. Type: Listed Building Consent
Applicant: Mr & Mrs Potter
Proposal: External and internal alterations to include replacement of 1no. rear timber windows with which are to be retained timber double glazed window, secondary glazing to the front and rear windows, installation of conservation rooflight to the rear roof slope, installation of boiler flue and extractor vent to rear wall and internal layout alterations.
Location: 16 Undercliffe Pickering North Yorkshire YO18 7BB
Registration Date: 22 September 2017
8/13 Wk Expiry Date: 17 November 2017
Overall Expiry Date: 16 November 2017
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

Parish Council No objections

Neighbour responses:

SITE:

16 Undercliffe, Pickering is a Grade II listed building within the designated Pickering conservation area. The building is a stone and pantile cottage that forms part of a row of which no's 14-19 are also listed. According to the list description the cottages date from the early 19th century and are positioned close to the edge of the pavement which is raised above street level. No. 16 is considered to be in need of sympathetic refurbishment and is currently unoccupied.

PROPOSAL:

External and internal alterations to include replacement of 1no. rear timber windows with which are to be retained timber double glazed window, secondary glazing to the front and rear windows, installation of conservation rooflight to the rear roof slope, installation of boiler flue and extractor vent to rear wall and internal layout alterations.

HISTORY:

There is no relevant planning history relating to the current proposal.

POLICY:

The Ryedale Plan – Local Plan Strategy (2013)

SP12 – Heritage

National Planning Policy Framework (NPPF) (2012)

APPRAISAL:

The main Considerations within the determination of this application are:

The effect of the proposed works on the special interest of the listed building and the character and appearance of the conservation area having special regard to their preservation.

The works are relatively minor in nature and propose internal re-ordering of modern partitions at ground and first floor level and general refurbishment including secondary glazing. The boiler flue and conservation rooflight are located on the rear elevation and positioned in a discreet location. The extent of window replacement to the rear has been reduced to 1, to reflect a more detailed condition survey which demonstrated that the other windows could be retained and repaired as is best practice on a listed building. The proposal will preserve the listed building and enhance the conservation area in a sympathetic refurbishment of an empty cottage.

Other Matters, including consultation responses

Pickering Town Council has no objection to the application. No other letters of representation have been received.

The application is required to be a Planning Committee Decision because the applicant is a Member of Ryedale District Council. In light of the above considerations, subject to the recommended conditions, this application is considered to satisfy the relevant Policy criteria outlined within Policy SP 12 of the Ryedale Plan and the NPPF and is recommended for approval.

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 The development hereby permitted shall be carried out in accordance with the following approved plan: 170811 dated Sept 2017 the detail of which was subsequently amended by e-mail dated 07.11.2017 deleting the removal of 1 ground floor rear fixed window and 1 first floor window.

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

- 3 Unless otherwise agreed in writing, the conservation rooflight shall be of a top hinged opening type.

Reason: To preserve the appearance of the listed building and Pickering conservation area