

APPLICATION NO	PA/2019/1028
APPLICANT	Mr Mark Wall, NPP Properties Ltd
DEVELOPMENT	Listed building consent to repair and refurbish carriage house and stable/dovecote
LOCATION	Land south of Tetley Hall, Tetley, Crowle, DN17 4HY
PARISH	Crowle
WARD	Axholme North
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council

POLICIES

National Planning Policy Framework: Sections 12 and 16

North Lincolnshire Local Plan: HE5, DS1

North Lincolnshire Core Strategy: CS5, CS6

CONSULTATIONS

Highways: No objection or comments.

HER (Archaeology): This proposal affects designated heritage assets and their settings; the Conservation Officer has already provided recommendations regarding the built heritage and principle of development. Where the planning authority is minded granting consent, any permission should be subject to conditions securing a programme of archaeological and historic building recording prior to and during the repair and refurbishment work.

HER (Conservation): There is no objection to the application on the proviso that the works are undertaken as specified in the Capstone Consulting Engineers entitled Outbuildings at Tetley Hall, Crowle, Lincolnshire, ID P671 October 2017 and conditioned accordingly. Recommend that conditions should be included that samples of the facing and roofing materials and scale drawings of the proposed windows and doors with material specification is included for consideration before construction starts.

Ecology: Works would result in harm to bat roosts. Consent can only be given if sufficient evidence is presented that the tests of European Protected Species (EPS) licensing are met. Planning conditions are proposed to minimise harm to protected and priority species. Hopefully, a net gain in biodiversity will be delivered through the biodiversity management plan submitted for PA/2019/930. It should be noted that the issue of the demolition of the

farmhouse, contrary to condition 13 of PA/2019/930, remains unresolved. This may affect the applicant's ability to obtain a licence.

TOWN COUNCIL

Object on the grounds these applications (when considered in conjunction with PA/2019/930) will have an adverse effect on the grade II listed buildings and the applicant's previous conduct in the removal of listed buildings/structures without planning permission.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

The application site comprises two listed buildings within the grounds of the listed building known as Tetley Hall. The two buildings are two-storey in height, are grade II listed and are linked by a wall in a north to south direction. The buildings are located to the south-east of Tetley Hall, in the open countryside, to the west of two modern residential properties. The buildings are in a visible state of disrepair and are constructed from red brick with red pantiles (Granary/Stable) and red brick with corrugated metal sheeted roof (Carriage House). Listed building consent is sought to repair and refurbish these listed buildings. The proposals are considered in conjunction with PA/2019/930 which was granted on 23 October 2020. That application was granted on the basis that it would facilitate the works (enabling works) to the listed buildings. A condition was attached to the planning permission for PA/2019/930 (condition 3) which reads:

'Prior to the occupation of the dwelling marked as Plot 2 on the site plan (dwg 4 of 4 dated 27.04.20) all of the works recommended within the Structural Survey (Capstone, October 2017) to the Stable (and Dovecot) and Carriage House, as well as all of the works within their curtilage, shall be complete. The applicant must evidence these works through both written documentation and photomontage, and this is to be agreed in writing with the local planning authority.'

The main issue in the determination of this application is whether the proposed works impact on the setting and character of the listed buildings.

Heritage assets

As noted above, it is proposed to undertake a programme of repair and refurbishment to these grade II listed buildings which comprise a Carriage House and a Stable/Granary. Planning permission has already been granted for the erection of three dwellings which would facilitate these works under PA/2019/930 with a planning condition imposed to ensure all of the works detailed in the Structural Survey undertaken by Capstone are undertaken prior to the occupation of plot 2. The works identified to be undertaken to these listed buildings within the Structural Survey consist of a number of structural improvements that are not limited to removing unsafe materials, to underpin and tie together the walls, consolidation of brickwork, addressing significant open cracks in walls, new floor joists and ground floor slab, installation of staircases and plasterwork, and electrics throughout, and the replacement of window and door lintels and installation of new windows and doors.

It is noted the works outlined in the structural report are somewhat extensive in number and coverage, however they are also considered necessary and reasonable to bring these

grade II listed buildings into a condition which results in them becoming functional and to secure the long-term future of these buildings. The works have been considered by the Conservation Officer and no objections have been raised. Conditions are recommended by the Conservation Officer requiring details of the proposed external materials of construction (brick, tile, mortar mix and rainwater goods), and doors and windows, to be submitted for consideration. The imposition of such conditions would allow the local planning authority to ensure the materials and finishes of all external facing fittings preserve and enhance the listed buildings, and are sympathetic to their setting and fabric.

In addition, the conditions recommended by the Historic Environment Record, requiring a Historical Building Record and Archaeological Mitigation Strategy to be undertaken, are considered to be appropriate in this case. They would provide an accurate photographic record of the building prior, during and after the works, and given the historic sensitivity of the area and the assets concerned, the recommended conditions are both reasonable and necessary.

Given the recommendations of the structural report, that the enabling works have been secured under a separate planning permission, that the works are necessary and will secure the long-term retention of the listed buildings, and the lack of an objection from the Conservation Officer, it is considered the proposed works will preserve and enhance the setting and fabric of the Stable/Granary and Carriage House and as such listed building consent is recommended.

Other issues

The consultation response from the council's ecologist and its contents therein are noted in respect of an EPS licence being required for any works to a building which may contain protected and priority species. However, this is an application for listed building consent which considers the impact on heritage aspects under the Planning (Listed Buildings and Conservation Areas) Act 1990, and given the ecological matters are already addressed under a separate planning condition under PA/2021/902 (Section 73 application), it is considered there is no requirement to duplicate conditions in this regard.

Pre-commencement conditions

Pre-commencement conditions are recommended in respect of details of the external materials of construction (including mortar mix and rainwater goods), windows and doors (including material finish), and a Historical Building Record and Archaeological Mitigation Strategy. The applicant's planning agent has agreed these conditions as being acceptable.

RECOMMENDATION Grant consent subject to the following conditions:

1.
The works must be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 1045 4 of 6, 1045 5 of 6 and 1736/001.

Reason

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

3.

Other than in the case of works reasonably necessary to make the listed buildings safe, no demolition or refurbishment/repair works shall take place until the applicant, or their agents or successors in title, has secured the implementation of an Historic Building Record and an Archaeological Mitigation Strategy, to be defined in a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record equivalent to Historic England's Level 2 building survey. The historic building recording and mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the buildings are a heritage asset of local historic value that form part of a group of historic buildings. Demolition will result in the loss of historically significant evidence; the proposed historic building record will ensure that such evidence is appropriately recorded and a permanent archive created.

4.

The historic building and archaeological report and archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the buildings are a heritage asset of local historic value that form part of a group of historic buildings. Demolition will result in the loss of historically significant evidence; the proposed historic building record will ensure that such evidence is appropriately recorded and a permanent archive created.

5.

The development hereby permitted shall take place in strict accordance with all of the works recommended within the Structural Survey (Capstone, October 2017) to the Stable (and Dovecote) and Carriage House and once completed shall thereafter be retained. The applicant must evidence these works through both written documentation and photomontage, and this is to be agreed in writing with the local planning authority.

Reason

In the interest of the historic environment and to align with the terms of this listed building consent, in accordance with policies CS6 of the Core Strategy and HE5 of the North Lincolnshire Local Plan.

6.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing

materials for the development, including rainwater goods and details of the mortar mix, and only the approved materials shall be used.

Reason

To define the terms of the permission, to preserve the setting and condition of the listed buildings in accordance with policies HE5 and DS1 of the North Lincolnshire Local Plan and CS6 of the adopted Core Strategy.

7.

No development shall take place until detailed drawings, at a scale of 1:10 or 1:20, of the windows and doors to be installed in the buildings have been submitted to and agreed in writing by the local planning authority. The details of the proposed windows shall include glazing bars, opening details, materials and colour finish. The details of the proposed doors shall include materials of construction and colour finish. The development shall take place in accordance with the agreed details and once installed shall thereafter be retained.

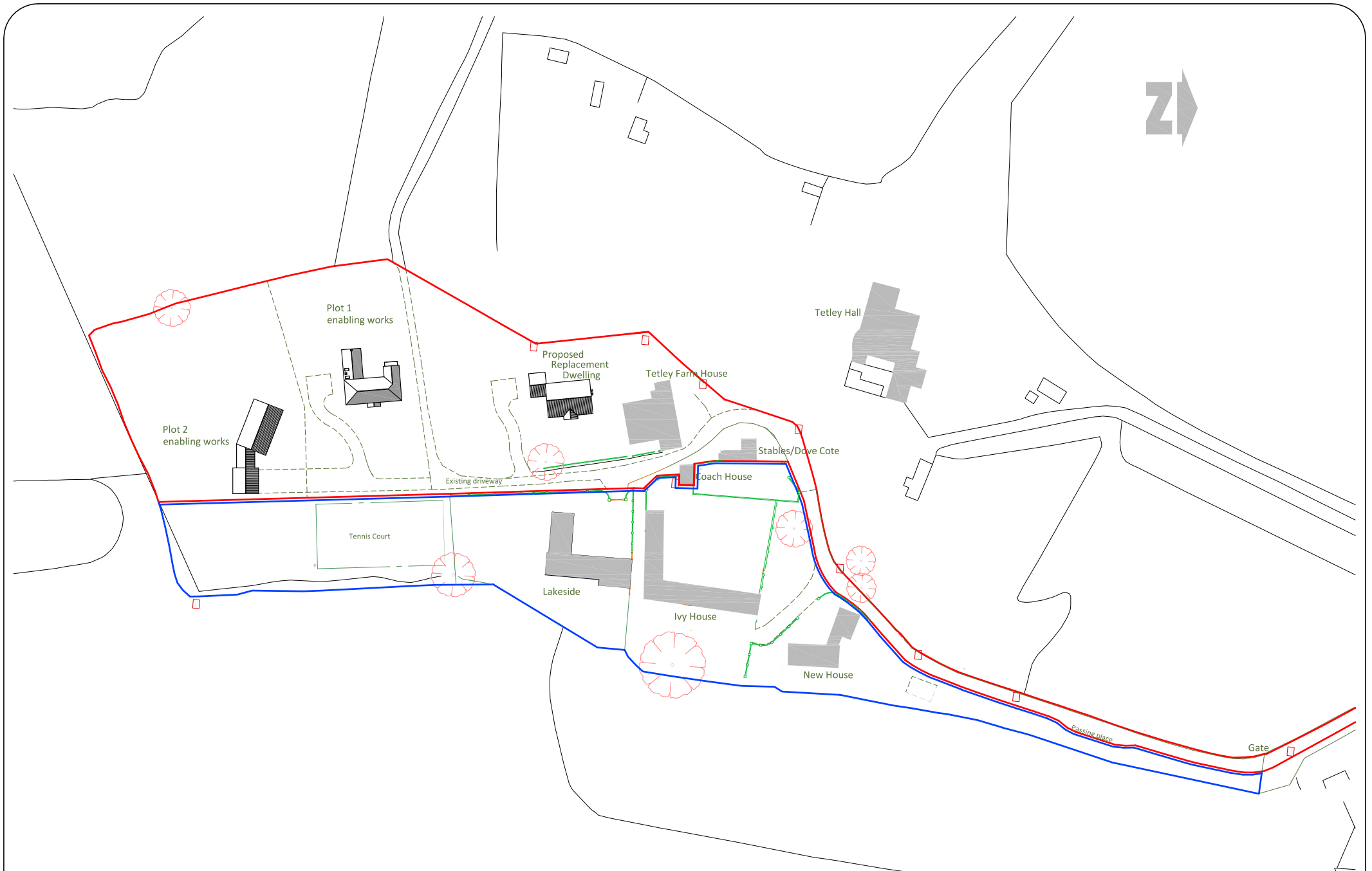
Reason


To define the terms of the permission, to preserve the setting and condition of the listed building in accordance with policies HE5 and DS1 of the North Lincolnshire Local Plan and CS6 of the adopted Core Strategy.

Informative

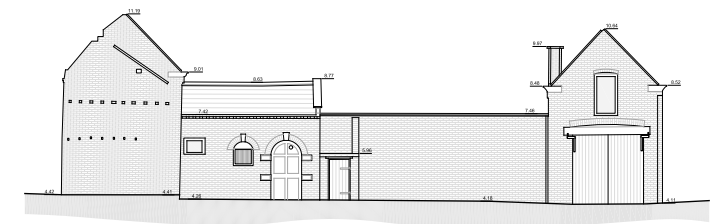
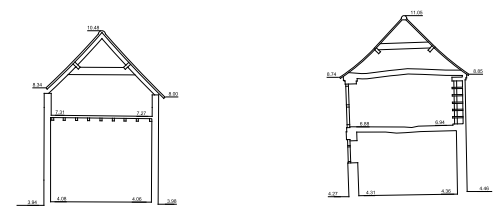
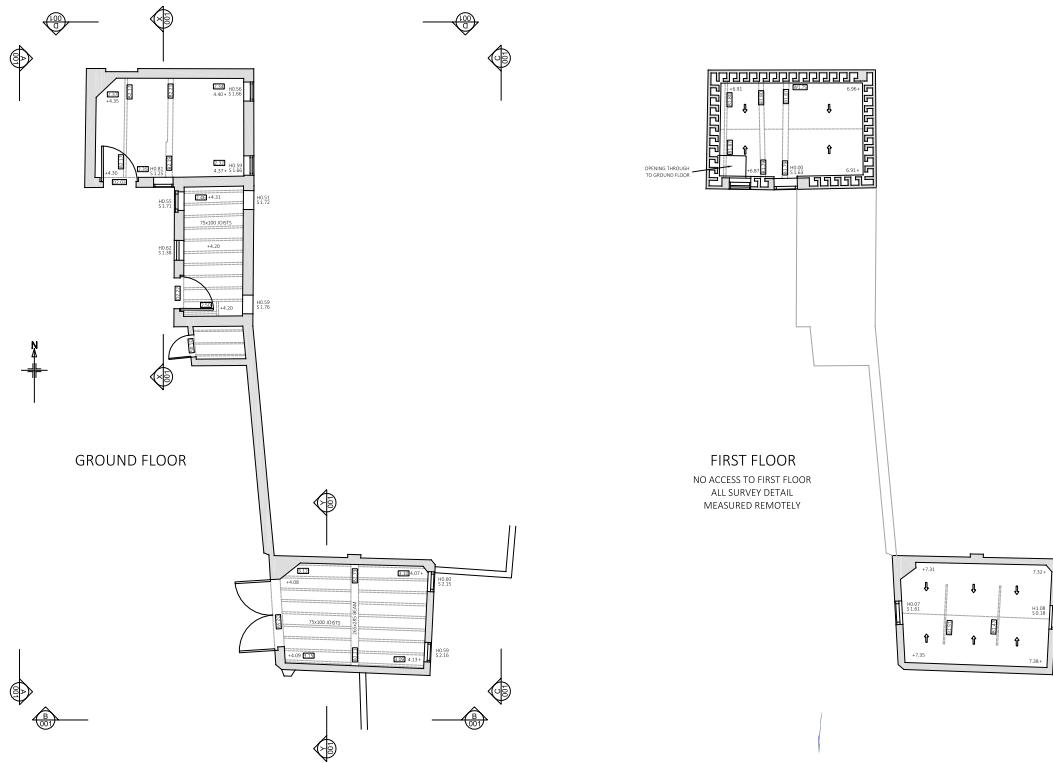
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

PA/2019/1028 Site layout (not to scale)

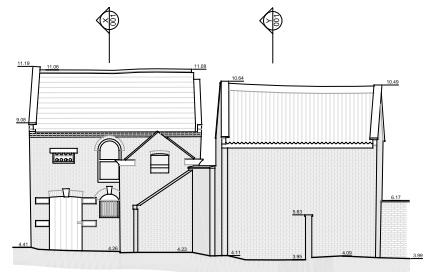


Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	Tel 01724 711068 Fax 01724 710174 Mob 07947 226577	Client	NPP Properties Ltd			Proposal	Residential Development at Lakeside, Tetley, Crowle, Scunthorpe, DN17 4HY	
		Date	20/5/19	Dwg No	4 of 6			
		Scale	1:1000	Ref No	1045			

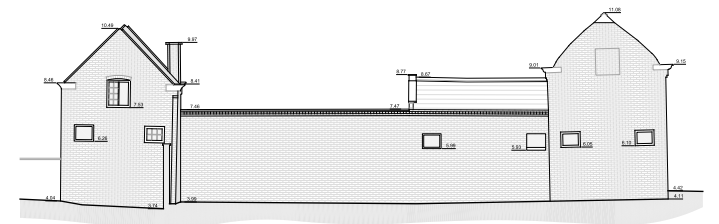
PA/2019/1028 Plans and elevations (not to scale)



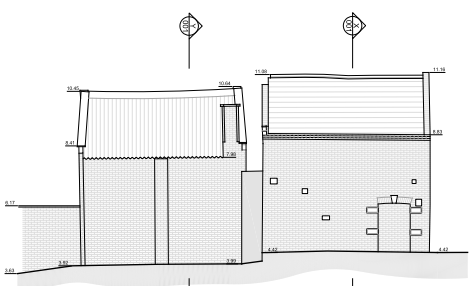
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Survey Legend:

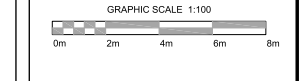
---	Bank Top/Bottom	Building	Building Overhang
---	Boundary	Changes to Surface Finish	
---	Canopy Line	Wall Defined/Partly Defined/Undefined	eg. Conc. Edge/Tarmac Edge/Track Edge
---	Trunk Line	Overhead Electric / Telephone Cable	
---	Hedge	Drop Kerb / Kerb	
---	Wall		
---	Fence		
---	Foul Water Sewer		
---	Surface Water Sewer		

+	Borehole	○	Tree	Ⓜ	Panoramic Photograph
+	Trial Pit	+	Survey Station		

TC	Telemeter Cover	BC	Barbed	CL	Cover Level	CTV	CTV Cable TV
EL	Electric Cover	EP	Electric Post	ER	Earth Point	FIL	Floor Lift
PH	Fire Hydrant	FP	Flag Pole	GA	Gas Cover	GP	Gate Post
G	Gully	IC	Inspection Cover	IL	Invert Level	RO	R/O's Other
LP	Lamp Post	M	Manhole	MP	Manhole Post	PO	Post
RE	Rodding Eye	RWP	Rain Water Pipe	RS	Road Sign	SP	Sign Post
SPL	Sign Post Lit	SV	Step Valve	TL	Traffic Light	TP	Tree Pole
UTL	Utility to LIT	VP	Valve Pipe	WM	Water Meter	WO	Work Out

Copyright Shire Surveys.
This drawing is the property of Shire Surveys and is not to be used for any other purpose without the written permission of Shire Surveys. All rights reserved. Shire Surveys is not responsible for any errors or omissions in this drawing.

Notes:
 1. Survey undertaken September 2017.



All levels are orthometric heights relative to Ordnance Datum Newlyn measured by GPS and transformed via OSGM15. Antenna phase centre offsets: Rinex-OS supplied. Site datum: ISS. Survey orientated to suit building layout. Transverse Mercator Projection scale factor applied to this survey = 1

Station Coordinates to OSGM36 (via OSTN15)	Type
Site BASE 477623.566 411681.830	4.046 Temp
Station Coordinates to local metric grid. (As Plotted)	Type
Site BASE 623.566 681.830	4.046 Temp

Rev.	Description	Date

Title:
MEASURED BUILDING SURVEY
TETLEY
CROWLE
NORTH LINCOLNSHIRE

Mr Mark Wall

Approved :	Drawn :	S.Garton
Date :	Scale :	1:100
Digital file :	Original Size :	A1
Drawing No. :	1736/001	Rev. :

shire surveys

Westfield Cottage, 7 Crowle Bank Road
 Althorpe, North Lincolnshire, DN17 3HZ
 Tel : 01724 783078
 Email : office@shiresurveys.com