

APPLICATION NO	PA/2022/1299
APPLICANT	Mr Samra Harjit, HI ACE H S Ltd
DEVELOPMENT	Listed building consent to extend the existing single-storey to the rear of the property, extension works to include a single-storey portion for residential use and a storey-and-a-half section for commercial use
LOCATION	50-52, High Street, Epworth, DN9 1EP
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllrs David Robinson and Tim Mitchell – significant public interest)

POLICIES

National Planning Policy Framework:

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Area Act) 1990:

Section 16 (Decision on application)

North Lincolnshire Local Plan:

Policy DS1 – General Requirements

Policy HE2 – Development in Conservation Areas.

Policy HE5 – Development affecting Listed Buildings

Policy HE9 – Archaeological Evaluation

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering more Sustainable Development

Policy CS3 – Development Limits

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS6 – Historic Environment

Housing and Employment Land Allocations DPD (2016):

The site is partly within and partly outside the development limits of Epworth.

Policy TC-1 Development in North Lincolnshire's Town Centres and District Centres

Supplementary guidance:

SPG1 – Design Guidance for House Extensions

Epworth Conservation Area Appraisal was adopted as supplementary planning guidance by North Lincolnshire Council on 22 January 2004.

CONSULTATIONS

Ecology: No objection. However, planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a measurable net gain in biodiversity in accordance with policy CS17 and the National Planning Policy Framework.

Historic Environment Record: No objection subject to conditions.

Conservation: No objection. The conservation officer initially objected to the application because of concerns over the cubic porch on the western elevation of the single-storey extension. This would protrude from the building line and stand out overtly, drawing the eye and detracting from the rear setting of the building. They recommended that this element be removed from the proposal. The amended plans show the porch has been removed, as has the objection from the conservation officer.

Environmental Protection: Has reviewed the proposal based on potential noise and odour, plus land contamination, and has no objection subject to conditions.

Highways: No objections. The application is acceptable in principle, and the increase in commercial and residential space is modest.

LLFA Drainage: No objections or comments.

TOWN COUNCIL

Support the application.

PUBLICITY

Advertised by site and press notice. No responses have been received.

ASSESSMENT

Site constraints

The application site is partly within and partly outside the development boundary.

Conservation area

Listed buildings

SFRA Flood Zone 1

Within Epworth town centre boundary (policy TC-1)

Planning history

- PA/2022/933: Planning permission to erect a three-bedroomed one-and-a-half-storey dwelling (including demolition of an existing outbuilding) – pending
- PA/2022/915: Planning permission to extend the existing single-storey to the rear of the property, the extension works to include a single-storey portion for residential use and a storey-and-a-half section for commercial use – pending
- PA/2020/170: Listed building consent to install an air conditioning unit to the rear – approved 06/08/2020
- PA/2014/1033: Planning permission to change the use of a domestic residential lounge to form a seating area (Use Class A3) and erect a sun blind on the front elevation – approved 11/02/2015
- PA/2008/1712: Planning permission to retain a kitchen and shop extension (amendment to a previously approved proposal) – approved 09/02/2009
- PA/2008/1713: Listed building consent to retain a kitchen and shop extension (amendment to a previously approved proposal) – approved 16/01/2009
- PA/2008/1009: Listed building consent to erect a kitchen and shop extension (including demolition of existing shop extension and outbuilding) re-submission of PA/2008/0644 – approved 22/08/2008
- PA/2008/1008: Planning permission to erect a kitchen and shop extension (including demolition of existing shop extension and outbuilding) re-submission of PA/2008/0643 – approved 22/08/2008
- PA/2008/0643: Planning permission to erect a kitchen and shop extension (including demolition of existing shop extension and outbuilding) – approved 06/06/2008
- PA/2008/0644: Listed building consent to erect a kitchen and shop extension (including demolition of existing shop extension and outbuilding) – approved 06/06/2008

- 2/1993/0005 Listed building consent to install a new shop front – approved 12/02/1993
- 2/1992/0952: Full planning permission to install new shop front – approved 12/02/1993
- 2/1990/0404 Full planning permission to erect a rear domestic extension – approved 15/08/1990
- 2/1990/0619: Listed building consent to erect a domestic extension – approved 17/08/1990
- 2/1989/1251: Full planning permission for a loft conversion to form additional residential accommodation – approved 09/02/1990
- 2/1989/1252: Listed building consent for a loft conversion to form additional living accommodation – approved 09/02/1990
- 2/1985/0017: Change of use of a dwelling to a restaurant – approved 04/06/1985
- 2/1979/0467: Full planning permission to erect a shop – approved 04/09/1979.

The site and proposal

Listed building consent is sought to extend the existing single-storey to the rear of the property to include a single-storey portion for residential use and a one-and-a-half-storey extension for commercial use at 50–52, High Street, Epworth.

The site is in the heart of the historic market town of Epworth. 50–52 High Street Epworth are on the main High Street and are key architectural buildings within the street scene. The historic significance of both original properties is recognised by their designation as grade II listed buildings, and both are set within the Epworth conservation area.

The listed building comprises a two-storey property constructed of fine red-facing brickwork. The roof is finished in concrete double Roman roof tiles. A fish and chip restaurant is housed on the ground floor with the upper floors utilised as a private residence.

To the rear of the listed property is a single-storey masonry/facing brickwork (parapet) extension which is equally split between commercial use and private residence.

To the rear of the property are extensive private gardens, and a single-storey barn/outbuilding.

Access to the rear of the property is afforded by a private driveway between adjacent property 52c and number 52. There is a full-height swing gate, set back from the highway currently providing private vehicular access.

The application site is partly within and partly outside the development boundary of Epworth. However, in the interests of clarity, the proposal itself would be within the development boundary.

The proposal involves extending the existing single-storey rear extension and increasing its height to form a storey-and-a-half L-shaped extension to provide additional domestic living

space for the family residing on the first floor of the main building, as well as a single-storey flat roof extension.

The proposal would have windows in the north and west elevations. The windows would be timber sash-style windows with associated stone cills. The finish for the walls would be red facing brickwork and the doors would be hardwood timber door-set. The roof covering would be a traditional clay pantile.

The main issues to be considered in the determination of this application are:

- **the principle of the development**
- **whether the layout, siting, and design of the development are appropriate**
- **whether it would have an amenity impact on neighbouring properties**
- **whether the extensions would harm the character of the listed building**
- **whether the extensions would harm the character of the conservation area.**

The principle of development

The proposal is for listed building consent to extend the existing single-storey to the rear of the property, extension works to include a single-storey proportion for residential use and a storey-and-a-half section for commercial use.

The site is located in the town centre of Epworth. Policy TC-1 (Development in North Lincolnshire's Town Centres and District Centres) states that the council will protect and enhance the following town and district centres. The town centres include Brigg, Barton upon Humber, Crowle and Epworth. The main aim of this policy is to promote competitive town centre environments and their management and growth; and to recognise the important role of centres as the heart of their communities to support their viability and vitality.

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact on adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

As indicated earlier, this proposal is a listed building consent to extend the existing single-storey to the rear of the property, extension works to include a single-storey portion for residential use and a storey-and-a-half section for commercial use.

As this is an extension to mainly an existing residential property with an associated shop, in line with the above policy, the principle of the extensions is acceptable subject to appropriate design plus the proposal would not affect the functions, infrastructure and services that attract users and investors to the town centre and therefore meet the terms of policy TC-1 (Development in North Lincolnshire's Town Centres and District Centres).

Layout, siting and design

Policy DS1 of the local plan expects a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. It requires that all proposals are considered against the quality of design and amenity impact.

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity and require proposals to be sympathetic in design, scale, and materials. In respect of amenity, they state that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The council's Supplementary Planning Guidance, SPG1 'Design Guidance for House Extensions' advises that any extension must be in keeping with the character of the building and that extensions should not dominate the original building in scale, materials or situation.

The position of the extension to the rear of the main building is the most practical way to increase the size of a dwelling and its living space and is judged acceptable.

Further, the rear extension would have no impact on the street scene. Whilst a rear extension can harm the character of an area and the main building, as well as the amenity of neighbouring properties, the position of this extension is deemed acceptable.

Turning to the increase in height of the existing rear single-storey extension to form a half-storey extension, this would not raise any planning issues in terms of harm to the character of the main building and the street scene since the area is characterised predominantly by a two-storey building.

The position, scale and design of the extensions are acceptable since the materials for the walls and roof would complement the character of the area.

Overall, the extensions have been designed to appear subordinate to the main dwelling and would not visually dominate it or the surrounding area. They would also conform to the character of the main dwelling and the surrounding area, and would not harm the street scene.

Impact on the listed building and the conservation area

Chapter 16 of the NPPF (Conserving and enhancing the historic environment), paragraph 206 states that local planning authorities should look for opportunities for new development within conservation areas and world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on local planning authorities concerning conservation areas in the exercise of planning functions: in the exercise of this duty, concerning any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy HE2 Development in Conservation Areas requires that all development proposals in, or which affect the setting of, conservation areas should preserve or enhance the character and appearance of the area and its setting. The criteria that will apply in determining applications for development in conservation areas, among others, include design, harmony with the surroundings, building materials, and retaining important architectural and historical features.

Policy HE5 (Development affecting Listed Buildings) seeks to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. Further, the council will encourage the retention and restoration of the historic setting of listed buildings. Proposals that damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of a recording being agreed upon and implemented.

Policy CS6 Historic Environment of the Core Strategy states that the council will seek to protect, conserve, and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

As indicated earlier, the site is partly within the development boundary and within the conservation area of Epworth. Further, the extension would be attached to a listed building.

The above policies do not presume against extensions to listed buildings subject to appropriate design. In this case, all work to the listed building involving the alterations and extensions has been reviewed and it is judged that the proposals will not affect the character of the building as a building of special architectural or historic interest. The design and materials have been judged acceptable.

In general, the details of the proposal have been reviewed and it is judged that the proposed extensions would not harm the character of the listed building and the setting within the conservation area.

Overall, the proposed extensions are considered sympathetic to the appearance of the listed building and the conservation area. The proposals would retain the historic setting of the listed building and would preserve its historic fabric and heritage character.

Initially, the conservation officer objected to the application; however, following the submission of an amended plan removing the porch, the objection has been withdrawn and the officer now supports the proposal.

Accordingly, the proposal complies with the relevant policies of the North Lincolnshire Local Plan, Core Strategy and the National Planning Policy Framework.

Impact on neighbouring properties

As outlined in the layout, siting, and design section above, SPG1 'Design guidance for house extensions' explains that householder extensions 'should not dominate the original building in terms of scale, materials or situation' and policies DS5 and CS5 both seek to

ensure that proposals do not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

Having reviewed the details of the proposal, it is unlikely the extensions would raise an issue of overbearing impact, overshadowing or privacy to neighbouring properties due to their scale and position within the site and the proximity to adjacent properties.

Overall, the extensions would not negatively impact the amenities of neighbouring properties and would therefore align with policy DS5.

Other matters

Turning to the comments made by Environmental Protection, Historic Environment Record and Ecology, these have been addressed under the tandem application for planning permission (PA/2022/915), which appears elsewhere on this agenda.

Conclusion

Legislation requires that to grant listed building consent for any works, the local planning authority shall have a special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

Having reviewed the details of the proposal and the information submitted, together with the application and the conservation officer's comments, as well as the relevant policies of the North Lincolnshire Local Plan and the Core Strategy, it is judged that the principle of the development is acceptable as it meets the terms of policy DS5 of the North Lincolnshire Local Plan.

The siting, layout and design of the extensions are also judged acceptable as they would conform to the character of the main dwelling and would not have a significant adverse impact on the street scene when viewed in the context of the locality. They would also not have a significant amenity impact on surrounding properties. The proposal, therefore, meets the terms of policies DS1, DS5 and CS5.

The proposal is sympathetic to the appearance of the listed building and the conservation area. It would retain the historic setting of the listed building and would preserve its historic fabric and heritage character.

Further, the planning authority shares the view of the conservation officer, in that the proposal is acceptable.

Accordingly, the proposal complies with the relevant policies of the North Lincolnshire Local Plan, Core Strategy, and the National Planning Policy Framework and is recommended for approval.

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:

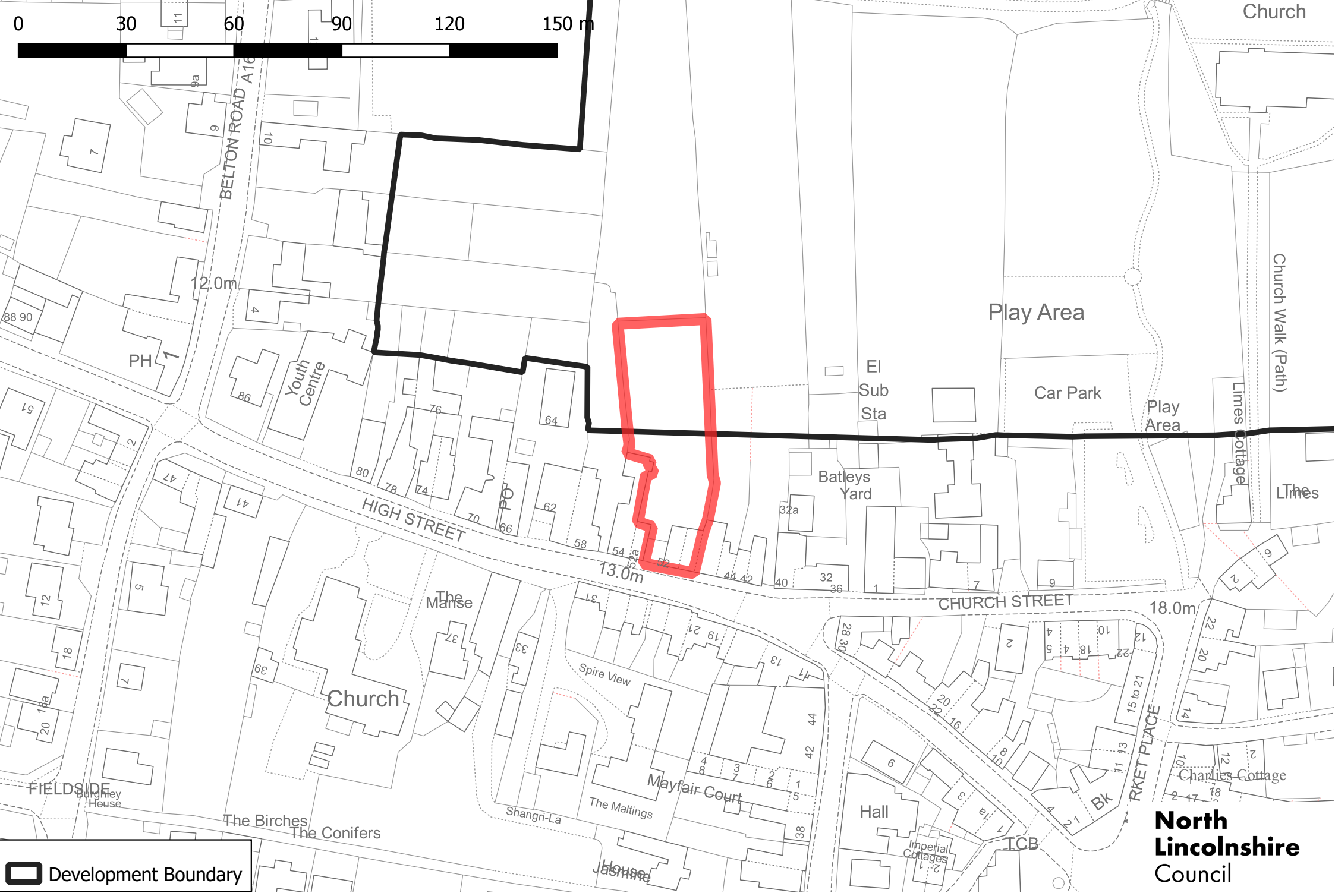
- Location Plan Dwg. No. 2022 – ID – 04 – LOC1a
- Proposed Plans Dwg. No. 2022 – ID – 04 – PL003a
- Existing Plans Dwg. No. 2022 – ID – 04 – SURV1.


Reason

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

Informative 1

In determining this application, the council, as a local planning authority, has taken account of the guidance in paragraphs 186 and 187 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.

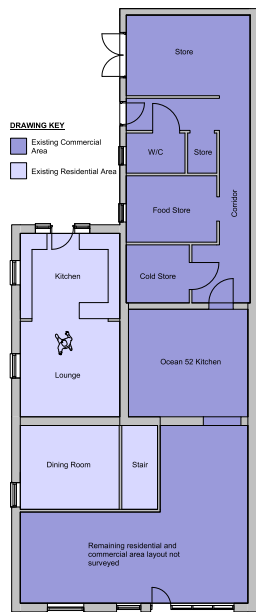


 Development Boundary

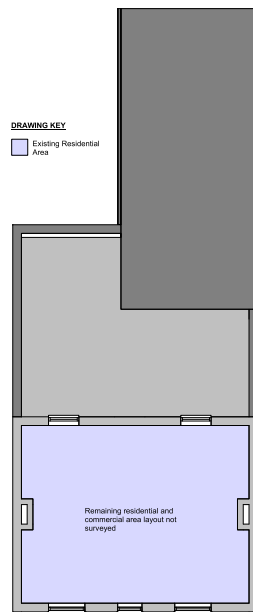
PA/2022/1299

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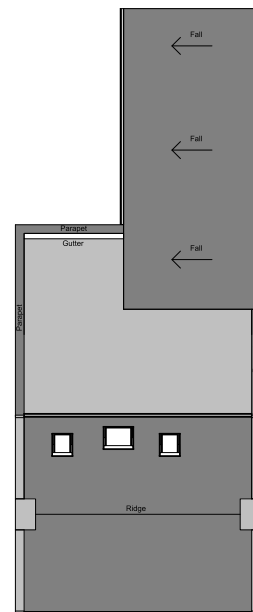
PA/2022/1299 Existing plans & elevations (not to scale)



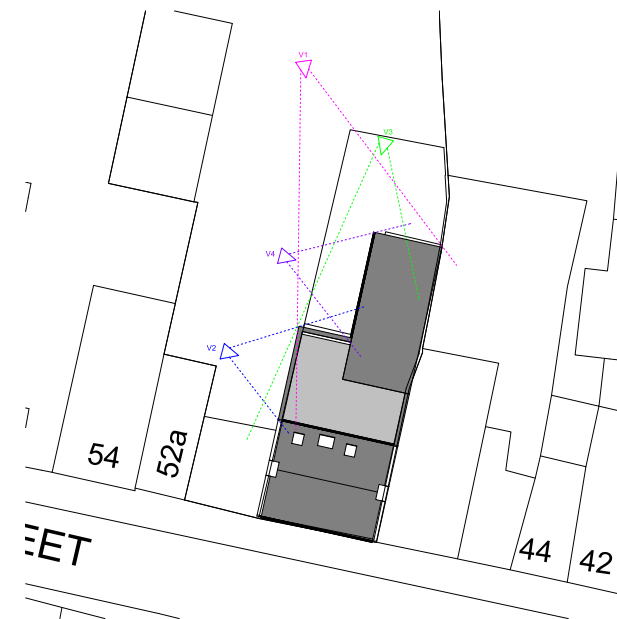
Existing Ground General Arrangement - Scale - 1 : 100



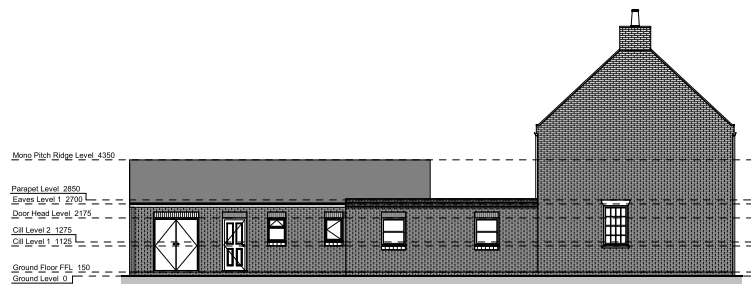
Existing First General Arrangement - Scale - 1 : 100



Existing Roof General Arrangement - Scale - 1 : 100



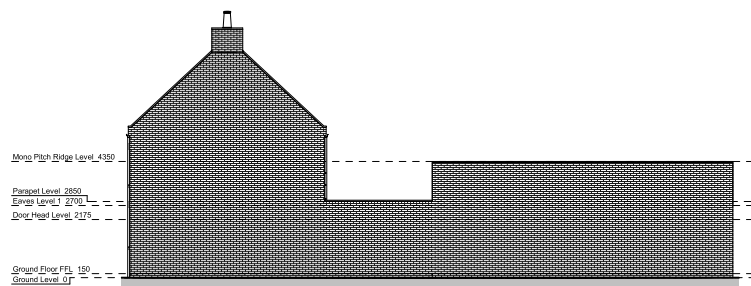
Existing Views - Drawing Key - Scale - 1 : 200



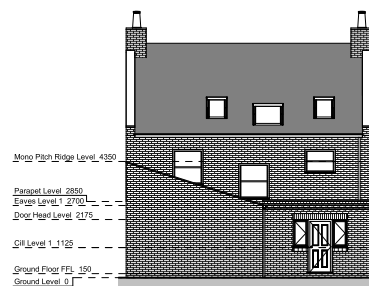
Existing Driveway Elevation - Scale - 1 : 100



Existing High Street Elevation - Scale - 1 : 100



Existing Side Elevation - Scale - 1 : 100



Existing Rear/Garden Elevation - Scale - 1 : 100

EXISTING RESIDENTIAL AND COMMERCIAL PHOTOGRAPHS



V1 - View 1



V2 - View 2



V3 - View 3



V4 - View 4

EXISTING RESIDENTIAL FOOTPRINT

GROUND FLOOR	
GEA:	51m ² 549m ²
GIA:	43m ² 463m ²
FIRST FLOOR	
GEA:	67m ² 721m ²
GIA:	57m ² 613m ²
TOTAL	
GEA:	118m ² 1270m ²
GIA:	100m ² 1076m ²

EXISTING COMMERCIAL FOOTPRINT

GEA:	123m ² 1324m ²
GIA:	110m ² 1184m ²

Drawing Scale: As indicated @ A2

Existing Residential and Commercial General Arrangements and Elevations

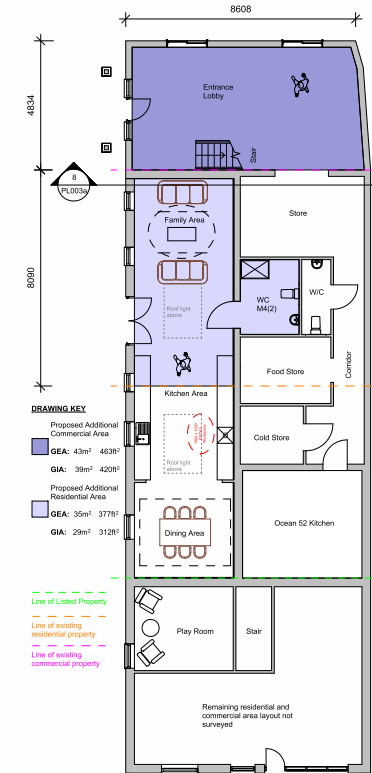
Oceans S2, High Street, Epworth

2022- ID - 04 - SURV1



SURVEY DRAWING

Studio, The Game Farm, West End Road, Epworth, DN9 1LB
 01753 723656
 E: mah@sleDesign-architecture.com
 C141 Chartered Membership No 010689



Proposed Ground Floor General Arrangement - Scale - 1 : 100

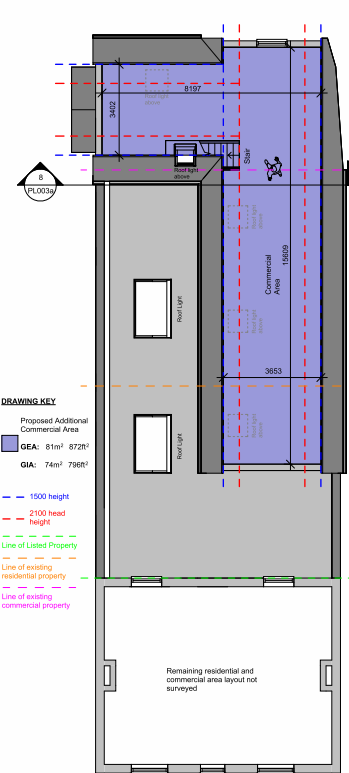
PA/2022/1299 Proposed plans & elevations (not to scale)



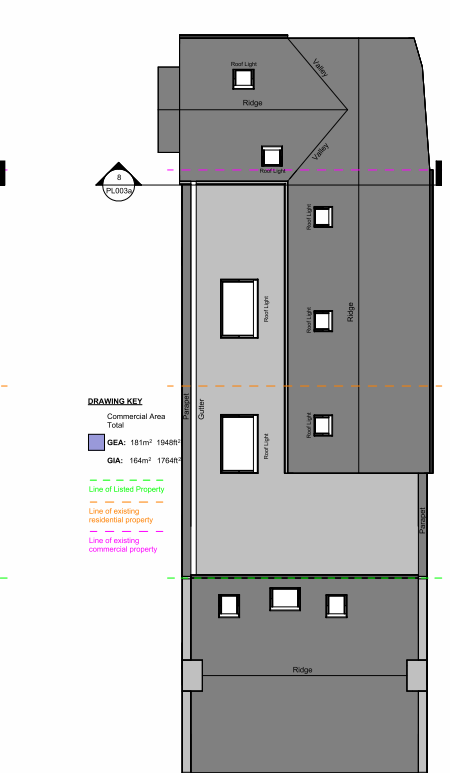
Proposed Rear/Garden Visual Image - Scale - 1 : 1



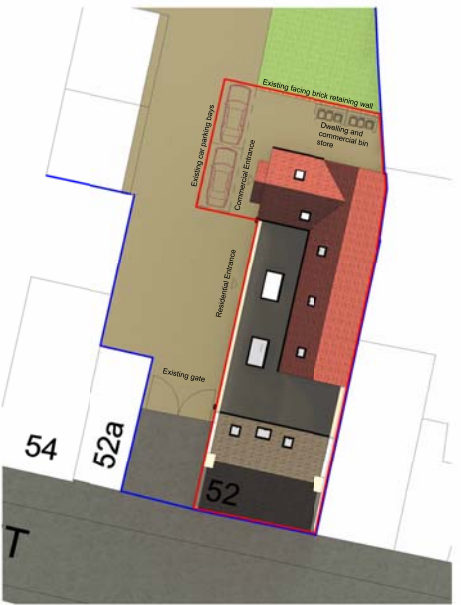
Proposed Driveway Visual Image - Scale - 1 : 1



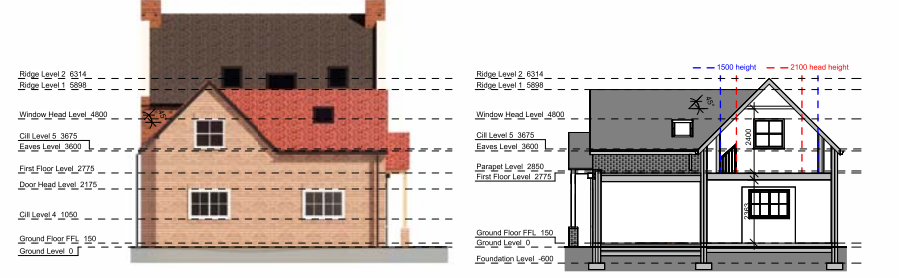
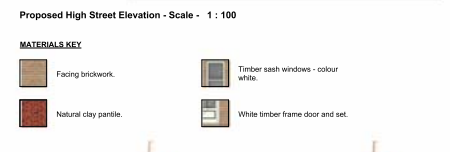
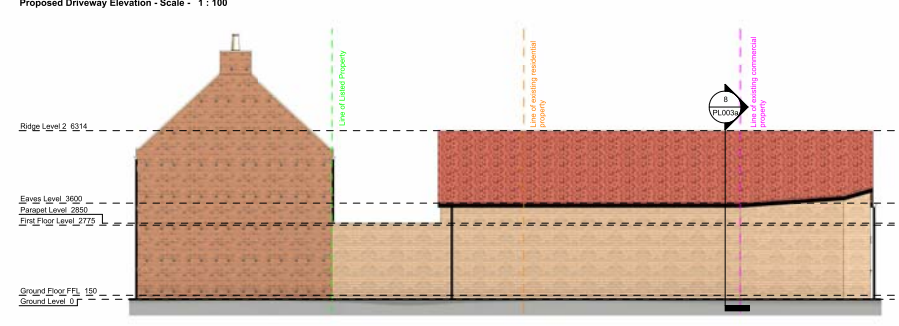
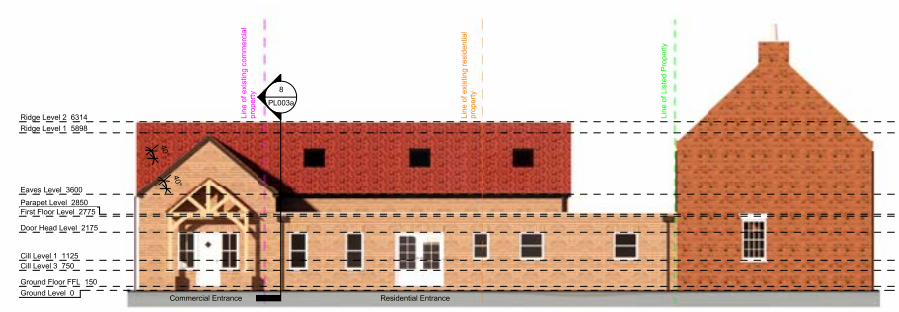
Proposed First Floor General Arrangement - Scale - 1 : 100



Proposed Roof General Arrangement - Scale - 1 : 100



Proposed Site Layout - Scale - 1 : 200



Proposed Rear/Garden Elevation - Scale - 1 : 100

PROPOSED ADDITIONAL RESIDENTIAL FOOTPRINT		PROPOSED ADDITIONAL COMMERCIAL FOOTPRINT USE CLASS - E ID	
GEA:	35m ² 377m ²	GEA:	43m ² 463m ²
GIA:	29m ² 312m ²	GIA:	39m ² 420m ²
FIRST FLOOR		FIRST FLOOR	
GEA:	81m ² 872m ²	GEA:	74m ² 796m ²
GIA:	74m ² 796m ²	GIA:	113m ² 1216m ²
TOTAL		TOTAL	
GEA:	124m ² 1334m ²	GEA:	166m ² 1766m ²
GIA:	113m ² 1216m ²	GIA:	149m ² 1603m ²

OVERALL RESIDENTIAL FOOTPRINT		OVERALL COMMERCIAL FOOTPRINT USE CLASS - E ID	
GEA:	86m ² 925m ²	GEA:	166m ² 1766m ²
GIA:	72m ² 775m ²	GIA:	149m ² 1603m ²
FIRST FLOOR		FIRST FLOOR	
GEA:	67m ² 721m ²	GEA:	81m ² 872m ²
GIA:	57m ² 613m ²	GIA:	74m ² 796m ²
TOTAL		TOTAL	
GEA:	153m ² 1646m ²	GEA:	247m ² 2658m ²
GIA:	129m ² 1388m ²	GIA:	223m ² 2406m ²

Proposed General Section A-A - Scale - 1 : 100

Drawing Scale: As indicated @ A2
 Proposed Residential and Commercial General Arrangements, Elevations and Section
 Oceans 52, High Street, Epsworth
 2022- ID - 04 - PL003a

PLANNING DRAWING



Studio, The Game Farm, West End Road, Epsworth, DN9 11B
 Tel: 01703 723656
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 CIAT Chartered Membership No: 101569

Revision A Date 28/06/22 Comment Updated to reflect conservation officer comments. Drawn by DT Checked by NWH