

APPLICATION NO	PA/2022/908
APPLICANT	Mr Paul Mendelson
DEVELOPMENT	Listed building consent to demolish existing buildings to rear and construct a two-storey/two-and-a-half-storey rear extension with associated internal and external alterations to create 9 apartments
LOCATION	15 Market Place, Barton upon Humber, DN18 5DA
PARISH	BARTON UPON HUMBER
WARD	Barton
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Subject to the Secretary of State not wishing to call in the application, approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Paul Vickers – significant public interest) Objection by Barton upon Humber Town Council Objection by National Amenity Societies – The Georgian Group and Council for British Archaeology

POLICIES

National Planning Policy Framework:

16 Conserving and enhancing the historic environment framework

North Lincolnshire Local Plan:

HE2 Development in conservation areas

HE3 Demolition in conservation areas

HE5 Development affecting listed buildings

HE6 Demolition of listed buildings

HE9 Archaeological excavation

North Lincolnshire Core Strategy:

CS5 Design

CS6 Historic environment

Housing and Employment Land Allocations DPD (2016):

The site is within the development limit of Barton upon Humber

PS1 Presumption in favour of sustainable development

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2024.

The submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are as follows:

HE1 Conserving and enhancing the historic environment

DM1 General requirements

Other relevant guidance:

Planning (Listed Buildings and Conservation Areas) Act 1990

Barton Conservation Area Appraisal

Barton Supplementary Planning Guidance

Barton Townscape Analysis Area

CONSULTATIONS

Highways: No objections.

Drainage (Lead Local Flood Authority): No objections.

Anglian Water: (summarised) Our records show that there are no assets owned by Anglian Water or subject to an adoption agreement within the development site boundary. The foul drainage from this development is in the catchment of Barton On Humber Water Recycling Centre that will have available capacity for these flows. Recommend conditions relating to the submission of foul water drainage works and a surface water drainage strategy.

Conservation: Object (summarised). The proposal, in its current form, is highly inappropriate for a late Georgian listed building and massively overbearing on both the host building and the townscape, causing a high level of harm to the listed building, which will not preserve the listed building or how it is appreciated in its setting, and it certainly does not preserve the conservation area. There is no evidence to show why the rear range of the listed building cannot be retained and converted (for example, a structural report from a conservation accredited structural engineer). The proposed development is massive over-development and not at all acceptable. The archaeological heritage statement fails to consider the townscape, views and settings properly and also fails to address the full impact upon significance. Public benefits may accrue from the provision of new housing, but the high cost to statutorily protected buildings and areas is too high a price for ill-conceived development. It is entirely possible that a scheme of high design quality, that both preserves and enhances this listed building, could meet with approval, but this has not been properly investigated. As such, the NPPF requires that all harm should be mitigated and this has not occurred. The NPPF advises too that 'great weight' should be given to the preservation of heritage assets.

Historic England: Do not wish to offer advice.

National Amenity Societies:

Council for British Archaeology (CBA): [Summarised] The national importance of 15 Market Place is established by its designation as a grade II listed building (NHLE No. 1083068). It dates from the early 19th century with later 19th century extensions and 20th century alterations. The shape and central location of the plot suggest it has earlier origins. There appears a high likelihood that this is a medieval burgrave plot. Any ground works at this site have the potential to uncover medieval and earlier archaeology. The site is prominent within the Barton upon Humber conservation area and holds group value with the neighbouring listed buildings at 16–19 Market Place. The site contributes to the Georgian character of the conservation area, although, due to its dilapidated condition, the building has potential for this contribution to be better revealed through a sympathetic scheme of works.

The CBA are supportive towards the principle of reusing 15 Market Place for a residential use. However, we object to the current proposals, which would cause an unjustifiable level of harm to the significance of the listed building and character of the conservation area. The level of harm could be dramatically reduced through an alternative approach to the site that adapts and reuses the existing structures to the rear of the site. This application proposes to demolish approximately 50% of the listed building – the entirety of the rear range. There is no justification for this in terms of structural issues with the building. The harm that would be caused by the extent of demolition should be viewed as at the upper end of 'less than substantial' in NPPF terminology and would result in an inability to understand the historical development of the site during the 19th century. The CBA advise that this is contrary to the requirements of paragraphs 199 and 200 of the NPPF. Since no evidence is provided to the contrary, the CBA do not believe this level of harm is necessary to secure a future residential use for the site, causing a failure to meet the requirements of paragraph 202 as well.

The CBA further advise that the design of the proposed new build element would fail to meet the requirements of section 72 of the 1990 Act to 'enhance and better reveal the character of the conservation area'. The loss of local brick buildings would be harmful, whilst the introduction of details like Juliet balconies would be alien to the historic character.

The requirements of the Planning (Listed Buildings and Conservation areas) Act 1990 and paragraph 206 of the NPPF would be best met by adapting the existing buildings on site into new apartments. As well as the heritage benefits associated with retaining these structures, extending the life of buildings should be viewed as an important and necessary means of meeting net zero carbon targets. The CBA also advise that the time depth of the application site means there is a high likelihood of significant buried archaeological remains, that could be uncovered during any ground works. As a result, archaeological conditions will be necessary to accompany any permissions at this site. Full archaeological evaluation may be proportionate mitigation. The CBA defer to the expertise and local knowledge of the local planning authority's archaeological advisors in this respect.

Georgian Group(summarised): Objection. The applicant proposes to demolish the substantial mid-nineteenth century rear of the listed building and replace it with a lacklustre new structure, which shows little sympathy in its design to the character of the surrounding conservation area. The applicant has failed to provide a structural survey by a conservation accredited structural engineer which would justify the scale of demolition proposed on structural grounds or conclusively prove that is incapable of conversion to the proposed use. The harm that would be caused to the listed building's significance by the extent of the demolition works

proposed is considerable. The proposals would be regarded as being at the upper end of 'less than substantial' in NPPF terms. There is no objection to the removal of the 20th century addition. The design of the proposed replacement building will neither preserve nor enhance the character of the conservation area. NPPF paragraph 197 directs local planning authorities that when considering the merits of proposals they should take into account 'the desirability of new development making a positive contribution to local character and distinctiveness'. NPPF paragraph 206 directs local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

When making a decision on listed building consent applications, or any decision on a planning application for development that affects a listed building, a local planning authority must have special regard to the desirability of preserving the heritage asset or its setting, or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building as opposed to keeping it utterly unchanged. This obligation in sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 applies to all decisions concerning listed buildings. Under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 they also have a duty to pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. The proposal will cause significant harm to both the listed building and the conservation area in which it stands. The Group urges the applicant to withdraw the scheme until they can formulate proposals for the retention and sympathetic conversion of both of the listed building's 19th century ranges.

Historic Environment Record: The application site affects a grade II listed building within the conservation area and the Conservation Officer will provide further detailed advice regarding these proposals and the built heritage assets. The application site lies in close proximity to the Castledyke Anglo-Saxon cemetery and further burials of this date may be anticipated. The planning application should include measures to ensure that any archaeological evidence impacted by the proposed development is identified and recorded in advance of and during construction, in relation to the historic standing structure and below-ground remains. A written scheme of investigation (WSI) for historic standing building recording and a programme of archaeological monitoring and recording during all groundworks should be submitted prior to determination of the planning application. Should the planning authority ultimately be minded to grant consent, any permission should be subject to conditions securing the implementation of an agreed WSI; pre-commencement conditions would only be necessary where an agreed WSI is not in place.

Barton Civic Society: The sheer size and scale of the proposed development to the rear of a grade II listed building is totally inappropriate and will dominate and overshadow other buildings in the area and not respect and enhance the status of the listed building. The four-storey side and rear elevation is over-development of such a small site. The whole site, including rear extensions and boundary wall, is grade II listed and efforts should be made to retain these buildings within the development. The inappropriate glazed balconies with decking as flooring would be seen from Market Place and Castledyke South and are not in keeping with any building in this historic conservation area. The design of the tile-hung dormer and the tile-hung south-facing gable are not compatible with this location. The multiple shared access to the building could leave the shared areas without anyone responsible for them. The allocation of bins and plastic boxes to 11 flats cannot be contained within the proposed inadequate refuse store. The multiple car parking of 11 properties with only proposed parking for two suggests that the public car park adjacent to the proposed development would become 'private' parking for the property, reducing the already stretched provisions for the

rest of the town's residents and visitors. This area already has car parking issues which would be further exacerbated. The over-intensification and inappropriate development of the small site in an area of steady improvement is detrimental to this historic conservation area.

TOWN COUNCIL

(Original application) Committee do welcome development of the area, however Committee object due to the lack of car parking spaces for 11 apartments. They also object to the proposed height of the application as this will have an adverse effect on the area and the surrounding listed buildings. They feel that the loss of the top floor would reduce the height and have less impact on the listed buildings in the surrounding area.

(Amended plans) Committee note that the height has been reduced and the number of apartments, however object to the application due to the lack of car parking spaces which give serious concern for increased parking in the nearby area and the appearance of the proposed application is detrimental to the street scene which is in the conservation area.

PUBLICITY

Advertised in the local newspaper and by site notices. Four letters of objection have been received raising the following matters:

- lack of car parking on site
- increase parking in Barton
- the number of flats needs to be reduced
- loss of tree
- building should be retained
- no footpath on Castledyke South.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

Proposal

The proposal is for the demolition of the existing buildings to the rear (rear range) and the erection of a two- and a two-and-a-half-storey rear extension to form 9 apartments and associated internal alterations. The proposal has been amended during the course of the application as the original submission comprised a three-storey extension comprising 11 apartments.

The main listed building fronting Market Place is a three-storey building and will be retained, the ground floor remaining in retail use with the upper floors used for apartments. The proposed ground floor will comprise two apartments, the first floor four apartments and the second floor/roof space three apartments. Each apartment will be one-bedroom, with a kitchen/living area and a bathroom/shower. Access to the apartments is from Castledyke South.

The main access to the retail unit will be from Market Place with another access to the rear. At the rear of the site, adjacent to Castledyke South, it is proposed to install two car parking spaces, a bike store and a refuse store. There are proposed to be small green amenity spaces adjacent to the apartments and bike store.

The site is not all on one level and steps up from Market Place towards Castledyke South. The main boundary wall with the public car park is to be retained which screens the proposed ground floor apartments. The rear extension comprises a two- and a two-and-a-half-storey rear extension with part of the roof space used for apartments, creating dormers, gable ends and a hipped roof. The extension will be constructed from facing brickwork, with hardwood doors, stone window cills, clay roof tiles, glazed balustrading and timber decking to balconies. The refuse and cycle store will be constructed from timber with a flat roof. All the proposed apartments in the rear extension will face onto the public car park (east).

Site and planning history

The site is currently vacant and comprises a retail unit on the ground floor with residential accommodation above. The building is a grade II listed building of early to mid 19th century with a large, two-storey, flat-roofed rear extension; attached to this is a 19th century outbuilding to the southern side of the site. The building is red brick, with clay pantile roof, stone-coped gable ends and brick kneelers. The front of the listed building comprises a traditional shop front with a recessed entrance and separate entrance door, with rounded headed passage entry and rusticated stucco head. The main windows on the front of the building are timber sliding sashes (four panes), with two windows blocked out.

The site is in the town centre of Barton upon Humber and within the conservation area which is also covered by an Article 4 Direction. The site is surrounded by various listed buildings within the Market Place. The site forms a group with the other terraced listed buildings to the west. To the east of the site is a public car park and modern toilet block, to the north is the Market Place with a mix of commercial properties with flats above, to the west is commercial and residential development, and to the south are residential properties along Castledyke South. The site is within walking and cycling distances of the full range of services and facilities within Barton upon Humber. The site is also within flood zone 1 in the council's SFRA and is therefore at low risk of flooding.

The planning history for the site essentially relates to the main listed building on the site frontage and includes planning permission and listed building consent for a new shop front, CCTV and satellite dish, and advertisement and listed building consent for advertisements.

The pending full planning application PA/2022/850 is linked to this application and is for the proposed two-/two-and-a-half-storey rear extension.

The main issue for consideration falls on whether the proposed works preserve or enhance the listed building and its setting, having regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (PLBCAA).

Impacts on listed building(s)

Paragraphs 200 and 201 of the NPPF impose a requirement on applicants and local planning authorities to describe, identify and assess the significance of any heritage asset affected by a proposal.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states, 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 (and the more important the asset, the greater the weight should be).

The NPPF, at paragraph 206, states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional and at paragraph 207 it states that 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use (and the more important the asset, the greater the weight should be).

Section 16(2) of the PLBCAA imposes a statutory requirement on local planning authorities to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses.

Through policies DS1 and HE5 of the North Lincolnshire Local Plan, the council seeks to ensure good design and the preservation, restoration and continued use of buildings of special architectural and historic interest. Policy CS6 of the Core Strategy promotes the effective management of North Lincolnshire's historic assets, and seeks to protect the character and setting of historic buildings. All policies seek to ensure that the character and distinctiveness of an area is preserved.

The main listed building with its façade facing Market Place will be retained in situ. Internal alterations are proposed to facilitate the new internal layout for the two existing apartments on the first and second floors of the main building. There have been no objections to the alterations proposed to the main listed building. A full schedule of all the internal works proposed can be dealt with through planning conditions to ensure the character of the building

internally is preserved and enhanced. This part of the proposal aligns with the NPPF, and policies HE5 of the North Lincolnshire Local Plan and CS6 of the Core Strategy which seek to preserve and enhance the character and appearance of listed buildings, as well as policies H5 and DS1 of the local plan and CS5 of the Core Strategy.

In terms of the proposed rear extension, this part of the proposal involves the demolition of the whole of the rear range of the listed building and the erection of a new two-/two-and-a-half-storey rear extension to accommodate 7 apartments.

Turning first to the demolition of the whole of the rear range of the building, this comprises 1960's and 1970's additions with flat roofs. These additions have little architectural or historic value but tell the story of the development of the building through time. There is no objection in principle to the removal of these post-1947 extensions and this is confirmed by the conservation officer who has stated that any replacement extension must be of a suitable size, scale, siting, height and design. The main concern with the demolition aspect of the proposal lies with the proposed demolition of the mid-19th century building that forms part of the rear range. This will result in substantial harm to the listed building. This has been confirmed by the conservation officer who objects to the proposal. It should also be noted that Historic England do not wish to comment on the application, but The Georgian Group (GG) and the Council for British Archaeology (CBA) (National Amenity Societies) have commented and are objecting to the proposals. It should be noted that both the GG and CBA consider the harm caused to the listed building's significance by the extent of the demolition works as being less than substantial. Following the concern about the demolition of this building, the applicant has been requested to justify/substantiate the loss of this important mid-19th century building within the rear range.

The applicant has submitted a structural survey report on the building – this includes the main listed building and the rear range. This structural survey report has recommended that 'original existing front elements of the property can be refurbished and renovated for the proposed use, without the need for the structural elements to be demolished, rebuilt, or without the need for underpinning. However, the later 1960's and 1970's rear additions are very poor and have suffered extensive long-term damage from the lack of maintenance, with some areas which are thought may be becoming unstable.' A further email from the structural surveyor regarding the 19th century part of the rear range has confirmed that this 'section of the structure has suffered some significant distortion to the rear wall and has been subject to long-term ongoing damage. For these reasons, it is our recommendation that the mid-19th century building has issues of stability and is not viable to be retained and as such should be demolished. Therefore, in light of the proposal, it is thought to be prudent to carefully dismantle and remove the highlighted sections of the building as per the plan layouts, so as to ensure the ongoing stability of the proposed new structure.' The submitted HIA also states that the '19th century outbuilding has already been subject to extensive late 20th century refurbishment and contains no architectural features or fixtures of interest. In light of this report and the fact that a vacant listed building will be brought back into use, it is considered that the loss of the rear range has been substantiated and there is sufficient justification for the demolition of the whole of the rear range of this listed building. Comments from the CBA that the structural engineer who carried out this survey was not a conservation accredited structural engineer are noted. However, a 'qualified engineer' carried out the structural survey. Planning conditions will be used to ensure a programme of recording of the building before demolition takes place on site and to ensure an agreed contract is in place for the development to ensure the redevelopment scheme is delivered following demolition.

Turning to the proposed rear extension, the conservation officer, Barton Town Council and Barton Civic Society all object to the proposal. Historic England have not commented on the proposals but the GG and CBA are objecting to them. It should also be noted that the applicant has submitted amended plans reducing the overall bulk of the extension by removing the original three-storey extension; this has reduced the number of units overall from 11 to 9. The two-/two-and-a-half–storey extension has also been amended in design to be more in character with the existing building and surrounding buildings, with the overall height of the extension being reduced and stepped down to the southern end of the site.

The applicant has submitted an amended heritage impact assessment has assessed the heritage impacts of the proposed development. The assessment states that the overall impact of the proposed development, in heritage terms, can be assessed as slight to moderate. It is considered that the proposed works will clearly result in a noticeable change to the grade II listed building at 15 Market Place, both in terms of setting and internal fabric; however, it may be argued that these alterations will be localised in scope and primarily restricted to the rear of the building. The main frontage of number 15, fronting onto Market Place, will remain unchanged. Moreover, it is considered that there will be a slight to slight/moderate impact on the setting of neighbouring heritage assets and the wider Barton upon Humber conservation area, reflecting a localised change to rear views along Castledyke South. It is suggested that the partial loss of historic fabric can be mitigated by undertaking an appropriately detailed record (to Level 3) of the interior of the main building and the mid-late 19th century outbuilding prior to works commencing.'

According to the Conservation Officer, the proposal will cause substantial harm to the listed building and its setting by virtue of the demolition of the rear range and by the proposed rear extension. The GG and CBA consider the harm to be 'less than substantial'. However, the proposed rear extension will unify the rear of the building and provide a cohesive development across the rear of the building. The main listed building will remain in situ with the proposed extension attached to the listed building. This will provide a modern, contemporary addition to the listed building that will be a visual improvement on the existing 1960's and 1970's rear range aspect. The rear extension is lower in height than the main listed building and whilst it is larger than the main listed building, the existing rear range is also significantly larger than the main listed building. The rear extension incorporates some of the architectural features of the main building, including gable end and sash windows, and materials can be conditioned to ensure they match the main listed building. A hipped roof over the most rear section of the extension also reduces the overall bulk of the building. The view of the adjacent attached listed building on the Market Place next door (White Lion Yard) will be maintained. The main view of the development will be from within the public car park where there is the more modern two-storey commercial building to the rear of 9 Market Place, the toilet block and the modern bungalows on Castledyke South. The extension will be visible from Market Place due to the 'gap' of the public car park but there is some screening of the building by the toilet block and the retention of the boundary wall which screens much of the ground floor of the extension from view. There will be a change to the setting of the listed building to the rear from Castledyke South as the new rear extension will be larger than the existing rear range. However, the height of the proposed extension is stepped, the refuse and cycle store being a single-storey building, then the proposed two-storey extension with a hipped roof, and then the two-and-a-half–storey extension. The roof of the main listed building will still be visible from Castledyke South.

In this case, the scheme will result in significant and substantial public benefits. The building is currently vacant and has been for a number of years. The rear range windows are boarded with steel. The site has been secured externally to prevent intrusion and potential vandalism

to the building. There is no doubt from the structural report that the building is falling into disrepair and there are stability issues associated with the building. The NPPF is quite clear in paragraph 196 that if there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision. However, the council has no evidence to suggest that there has been deliberate neglect of the building. The building has been vacant for almost six years and has been made secure to prevent entry and attempted vandalism. The boarding of windows offers some degree of protection to the windows and prevents entry into the building.

The main listed building will be retained in situ within the Market Place, with only internal changes proposed within the main listed building to provide a more functional layout of the two apartments. The main listed building is also falling into disrepair with significant damage and repairs required internally. No objections have been received in relation to the alterations to the main listed building. The building will be brought back into use, with commercial use of the ground floor, and residential use on the upper floors of the main listed building and within the proposed rear extension. This will bring additional footfall into the town centre of Barton, adding to the vitality and vibrancy of the area and the conservation area. The proposed apartments will increase the council's housing land supply and provide homes for our residents in a highly sustainable location, with access to a full range of services and facilities within walking distance. The rear extension will overlook the public car park providing some degree of natural surveillance over the car park to deter potential criminal activities. The 1960's and 1970's rear range aspect of the building will be removed. These 1960's and 1970's extensions have no architectural or historic merit, but tell the story of how the building has evolved. There are no objections to the removal of these extensions. The 19th century part of the rear range is to be demolished. The structural survey has demonstrated that this part of the rear range also needs to be removed. The rear range will be replaced with a more modern functional rear extension, adding interest and vitality to the area whilst preserving and enhancing the main listed building. The main listed building will be retained and brought back into use. These are significant public benefits which outweigh the harm of the loss of the rear range of the building. Therefore, on balance, the proposal will align with policies DS1 and HE5 of the North Lincolnshire Local Plan, policies CS5 and CS6 of the Core Strategy, and paragraphs 200, 201, 203, 205, 206, 207, 209, 210 and 211 of the NPPF.

Pre-commencement conditions

The applicant has agreed to the imposition of a pre-commencement condition. It should be noted that the applicant has agreed to a condition to provide evidence of a binding contract in place for the development before demolition takes place. This aligns with paragraph 204 of the NPPF which states, 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'

Planning balance and conclusion

Having regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), on balance, it is considered that the proposals are acceptable and are in accordance with policies DS1, HE3, HE5 and HE6 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy, and, subject to conditions, would preserve and enhance the significance and appearance of the listed building and bring a long-term vacant building back into use. Additional public benefits also include the provision of housing (apartments) for residents of North Lincolnshire in a highly sustainable location and increased footfall in the town centre of Barton. In this case, the significant public benefits

of the scheme outlined above do outweigh the substantial harm and loss of the early 19th century part of the rear range. It is therefore recommended that listed building consent be granted subject to conditions.

RECOMMENDATION The committee resolves:

- (i) it is mindful to grant consent for the development;**
- (ii) the application be referred to the Secretary of State in accordance with statutory procedures to enable them to consider whether or not they wish to intervene;**
- (iii) in the event of the Secretary of State deciding not to intervene, the decision be delegated to the Development Management Lead; and**
- (iv) the listed building consent so granted be 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:

- Demolition plan - existing elevations
- Demolition plan - existing floor plans
- PL K995/02 Rev C Proposed ground floor plan
- PL K995/09 Rev B Proposed front and side elevations
- PL K995-03 Rev B Proposed First Floor Plan
- PL K995-03 Rev B Proposed Second Floor Plan
- PL K995-06 Rev E Proposed Side and Rear Elevations
- EX K995/Location and Block Plan.

Reason

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

3.

No works of demolition shall begin before evidence has been submitted to and approved in writing by the local planning authority of a binding contract for the full implementation of the comprehensive scheme of development and associated planning permission (PA/2022/850) for which the contract provides.

Reason

To ensure the approved development will proceed after demolition takes place in accordance with paragraph 210 of the National Planning Policy Framework, and to preserve and enhance the listed building in accordance with policies HE5 and HE6 of the North Lincolnshire Local Plan and CS6 of the Core Strategy.

4.

No development shall take place until a schedule of all external materials to be used on the approved extension have been submitted to and approved in writing by the local planning authority. Samples of the facing brick and roof tiles which will be used on the main listed building, approved extension, and refuse and cycle store, will need to be viewed on site and agreed in writing by the local planning authority before any works commence.

Reason

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

5.

No development shall take place until a full schedule of all internal works proposed to the main listed building and the approved extension, which shall include joinery details of the proposed staircases, has been submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on the site and retained.

Reason

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

6.

All the approved external windows, roof windows and external doors shall be constructed from timber at all times. Before any external window, roof window or external door is installed in the approved extension, joinery details (including cross-sections) to a scale of 1:10 or 1:20 of all the external windows and doors, together with the external finish/stain/colour of the approved windows and doors, shall be submitted to and approved in writing by the local planning authority. Thereafter, only the approved scheme shall be installed on the site.

Reason

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

7.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of 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 the North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures and methodologies to ensure the preservation by record of the historic standing structures in advance of any demolition commencing
- (ii) measures to ensure the preservation by record of archaeological features of identified importance within the footprint of the development during construction

- (iii) methodologies for the recording and recovery of archaeological remains, including artefacts, ecofacts and human remains
- (iv) post-fieldwork methodologies for assessment and analyses
- (v) report content and arrangements for dissemination, and publication proposals
- (vi) archive preparation and deposition with recognised repositories including the ADS
- (vii) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (viii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (ix) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 211 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

8.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least 7 days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 211 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

9.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved

written scheme of investigation, and provision made for analysis, publication and dissemination of results, and archive deposition has been secured.

Reason

To comply with paragraph 211 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

10.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 211 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

Informative

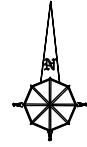
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



- Article 4 Directions
- Conservation Area
- Listed Buildings

**North
Lincolnshire
Council**

PA/2022/908

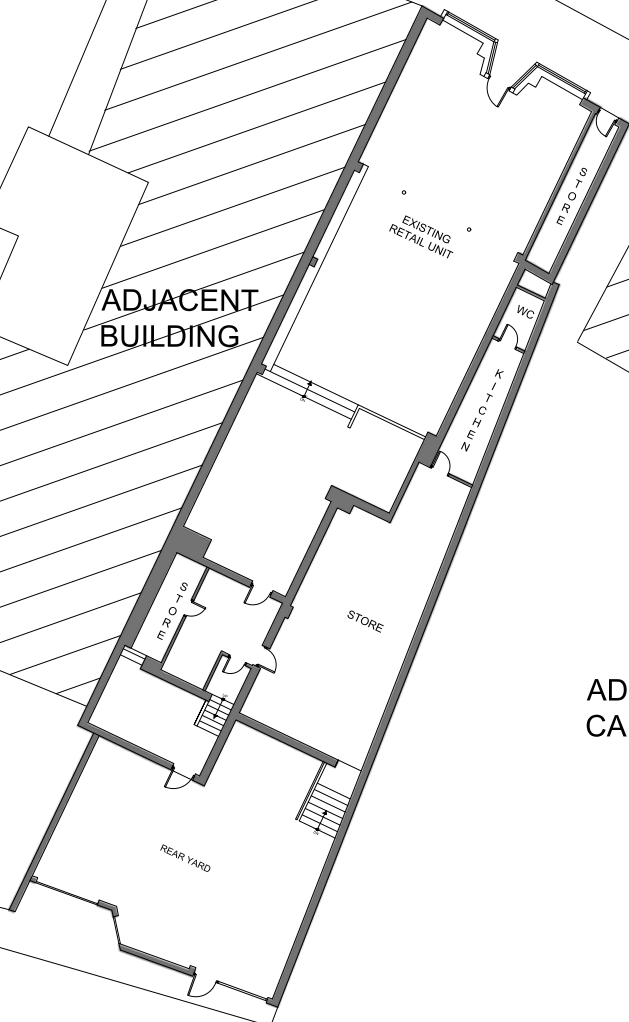


MARKET PLACE

ADJACENT BUILDING

ADJACENT TOILET BLOCK

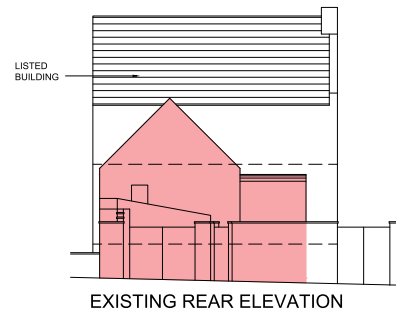
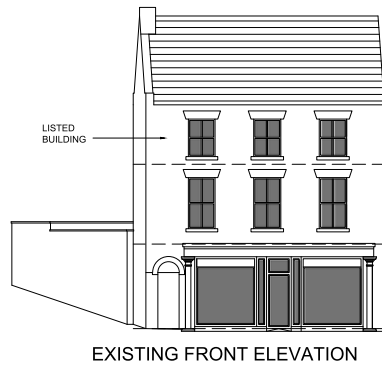
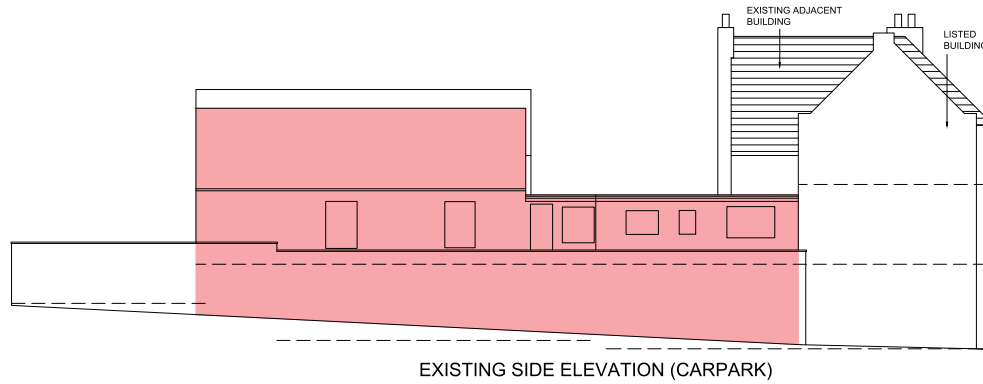
ADJACENT CAR PARK



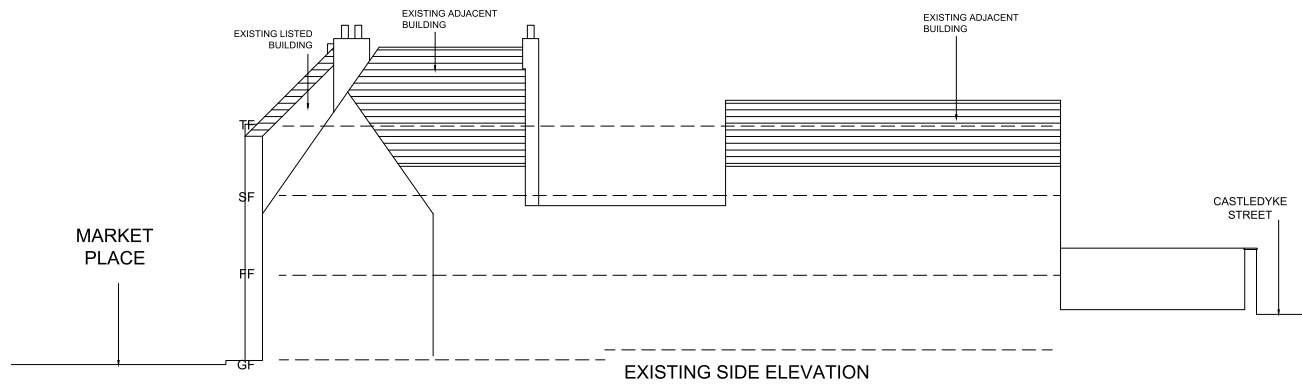
CASTLEDYKE STREET


REV	DESCRIPTION
EXISTING SITE PLAN	
PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA	
CLIENT:	WOGMAN
DWG NO:	EX M995/01
SCALE:	1/200 @ A3
DRAWN BY:	R.S.P.
DATE:	15/04/21
REV:	
 MICHIGAN HOUSE, 17-19 CHORLEY NEW ROAD, BOLTON, BL1 4QR TEL: 01204 392233 FAX: 01204 528505 WWW.NEILPIKEARCHITECTS.CO.UK EMAIL: INFO@NEILPIKEARCHITECTS.CO.UK	
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PA/2022/908 Demolition of existing buildings - elevations (not to scale)

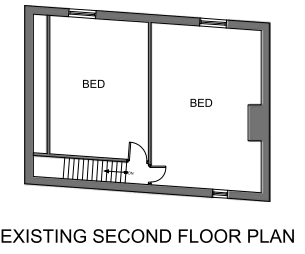
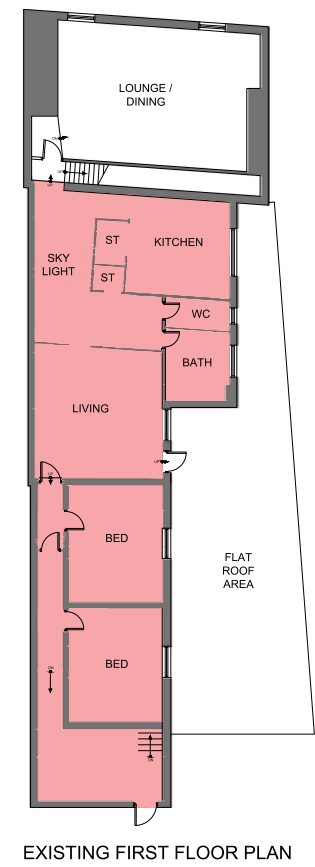


= PROPOSED DEMOLITION




REV	DESCRIPTION
DEMOLITION PLAN - EXISTING ELEVATIONS	
PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA	
CLIENT:	WOGMAN
DWG NO:	EX K995/DEMO2
SCALE:	1/200 @ A3
DRAWN BY:	D.D.
DATE:	09.08.23
REV:	
	
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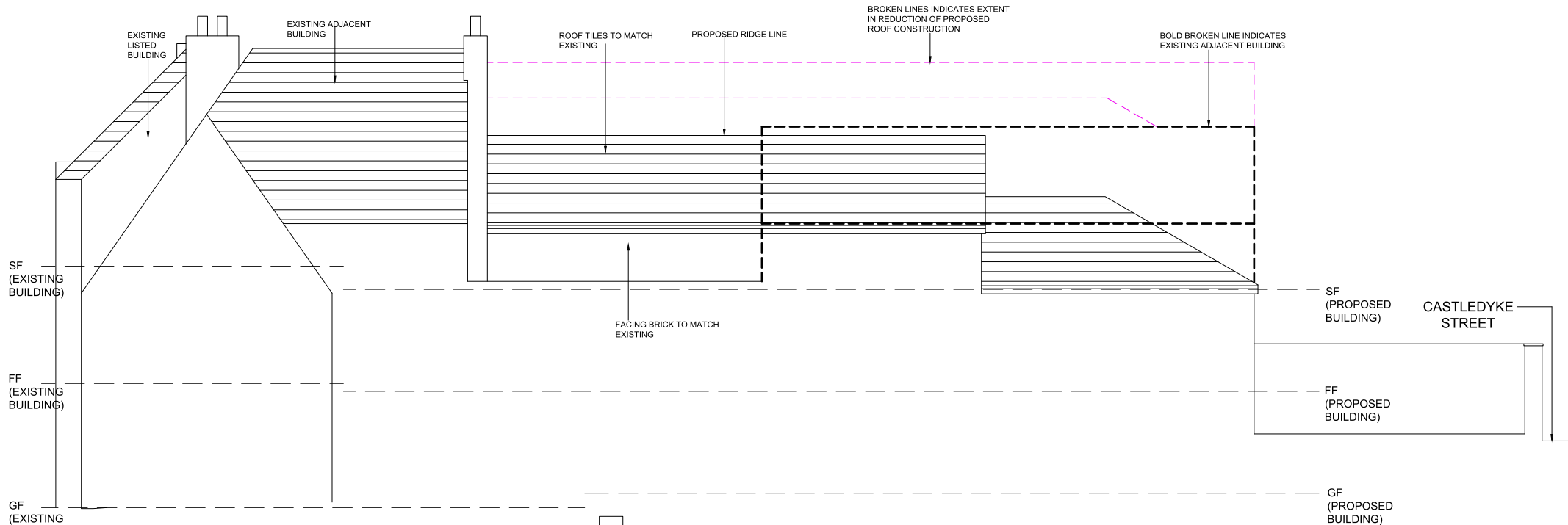
PA/2022/908 Demolition of existing buildings - floor plans (not to scale)



= PROPOSED DEMOLITION

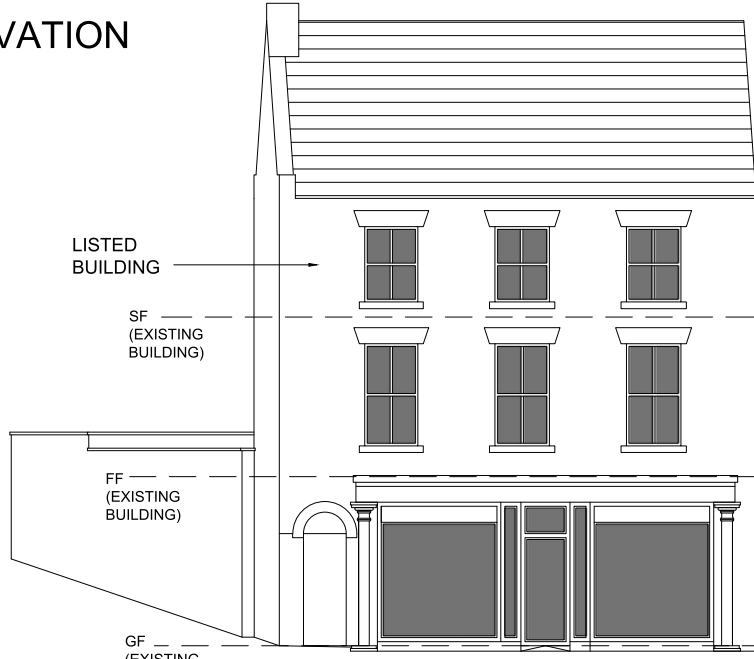
REV	DESCRIPTION
DEMOLITION - EXISTING FLOOR PLANS	
PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA	
CLIENT:	WOGMAN
DWG NO:	EX K995/DEMO1
SCALE:	1/200 @ A3
DRAWN BY:	D.D.
DATE:	09.08.23
REV:	
	
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PA/2022/908 Proposed front and side elevations (not to scale)



PROPOSED SIDE ELEVATION

AMENDED PLANS




PROPOSED FRONT ELEVATION

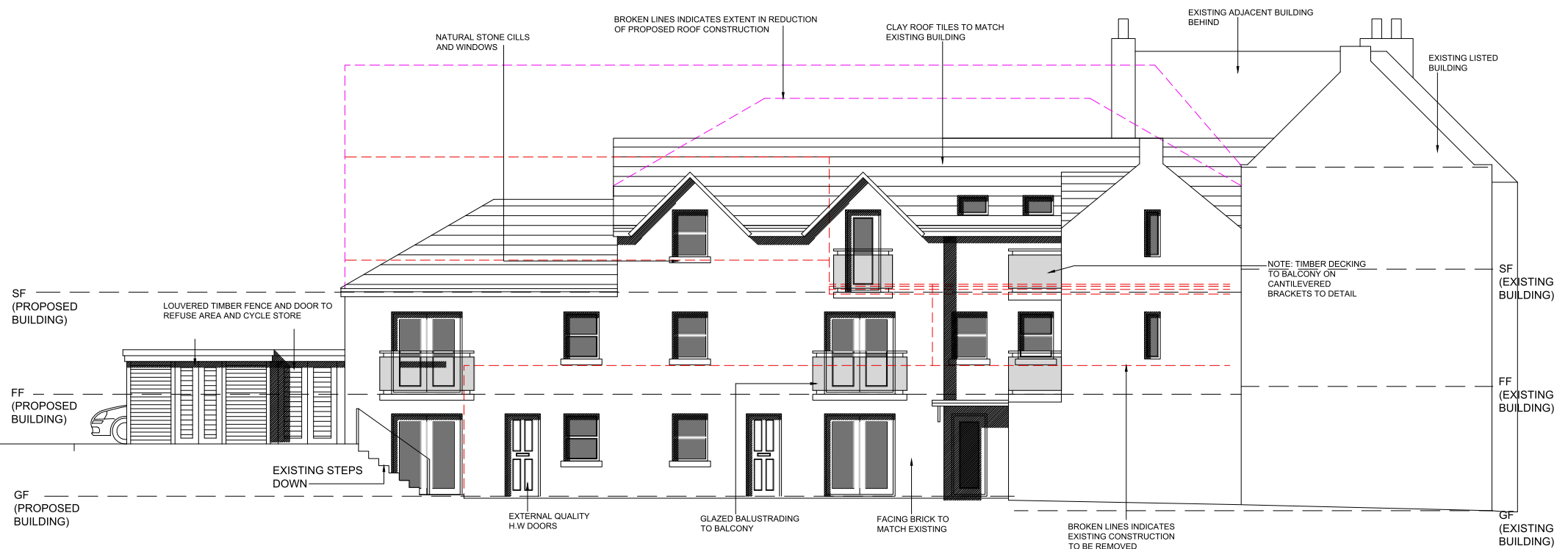
REV	DESCRIPTION
A	GENERAL REVISION TO MASSING 16.11.22 R.L.
B	PROPOSED BUILDING ROOF HEIGHT REDUCED 22.05.23 R.L.

PROPOSED FRONT AND SIDE ELEVATION

PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA

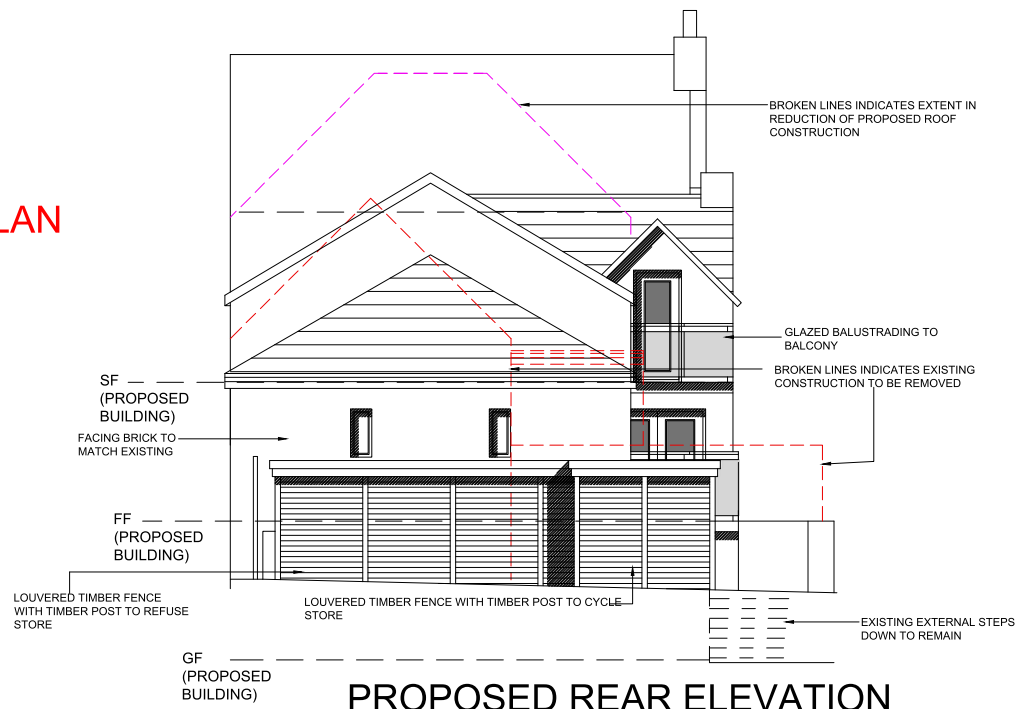
CLIENT:	WOGMAN	 <p>NEIL PIKE ARCHITECTS</p>
DWG NO:	PL K995/09	
SCALE:	1/100 @ A3	
DRAWN BY:	R.S.P.	
DATE:	15/04/21	
REV:	B	

PA/2022/908 Proposed side and rear elevations (not to scale)



PROPOSED SIDE ELEVATION (CAR PARK)

AMENDED PLAN



PROPOSED REAR ELEVATION

REV	DESCRIPTION
A	PROPOSED FLAT ROOF TO PROPOSED REAR EXTENSION 14.03.22 D.D.
B	BIKE STORE REVISED AND GRASS VERGE ADDED TO REAR 05.07.22 D.D.
C	REDUCTION IN HEIGHT OF PROPOSED EXTENSION AND REMOVAL OF ROOF SPACE APARTMENT 26.09.22 R.S.P.
D	GENERAL REVISION TO MASSING AND NOTES ADDED 16.11.22 R.L.
E	HEIGHT OF PROPOSED ROOF REDUCED, GABLE ENDS ADDED TO FACADE, WINDOWS MADE SMALLER 22.05.23 R.L.

PROPOSED SIDE AND REAR ELEVATION

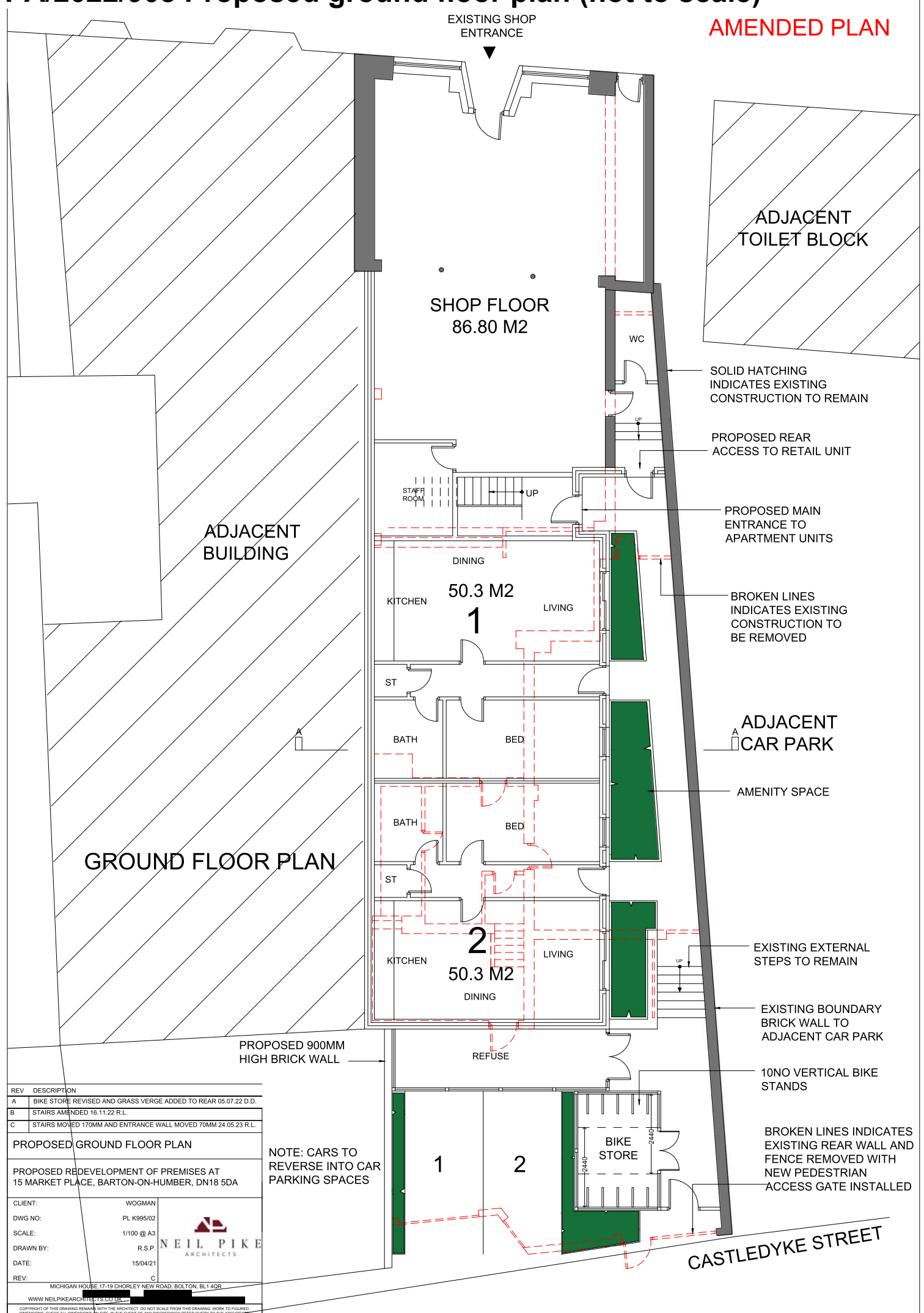
PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA

CLIENT:	WOGMAN
DWG NO:	PL K995/06
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	15/04/21
REV:	E



PA/2022/908 Proposed ground floor plan (not to scale)

AMENDED PLAN



GROUND FLOOR PLAN

ADJACENT BUILDING

ADJACENT TOILET BLOCK

SOLID HATCHING INDICATES EXISTING CONSTRUCTION TO REMAIN

PROPOSED REAR ACCESS TO RETAIL UNIT

PROPOSED MAIN ENTRANCE TO APARTMENT UNITS

BROKEN LINES INDICATES EXISTING CONSTRUCTION TO BE REMOVED

ADJACENT CAR PARK

AMENITY SPACE

EXISTING EXTERNAL STEPS TO REMAIN

EXISTING BOUNDARY BRICK WALL TO ADJACENT CAR PARK

10NO VERTICAL BIKE STANDS

BROKEN LINES INDICATES EXISTING REAR WALL AND FENCE REMOVED WITH NEW PEDESTRIAN ACCESS GATE INSTALLED

PROPOSED 900MM HIGH BRICK WALL

NOTE: CARS TO REVERSE INTO CAR PARKING SPACES

REV	DESCRIPTION
A	BIKE STORE REVISED AND GRASS VERGE ADDED TO REAR 05.07.22 D.D.
B	STAIRS AMENDED 16.11.22 R.L.
C	STAIRS MOVED 170MM AND ENTRANCE WALL MOVED 70MM 24.05.23 R.L.

PROPOSED GROUND FLOOR PLAN

PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA

CLIENT:	WOGMAN
DWG NO:	PL K995/02
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	15/04/21
REV:	C



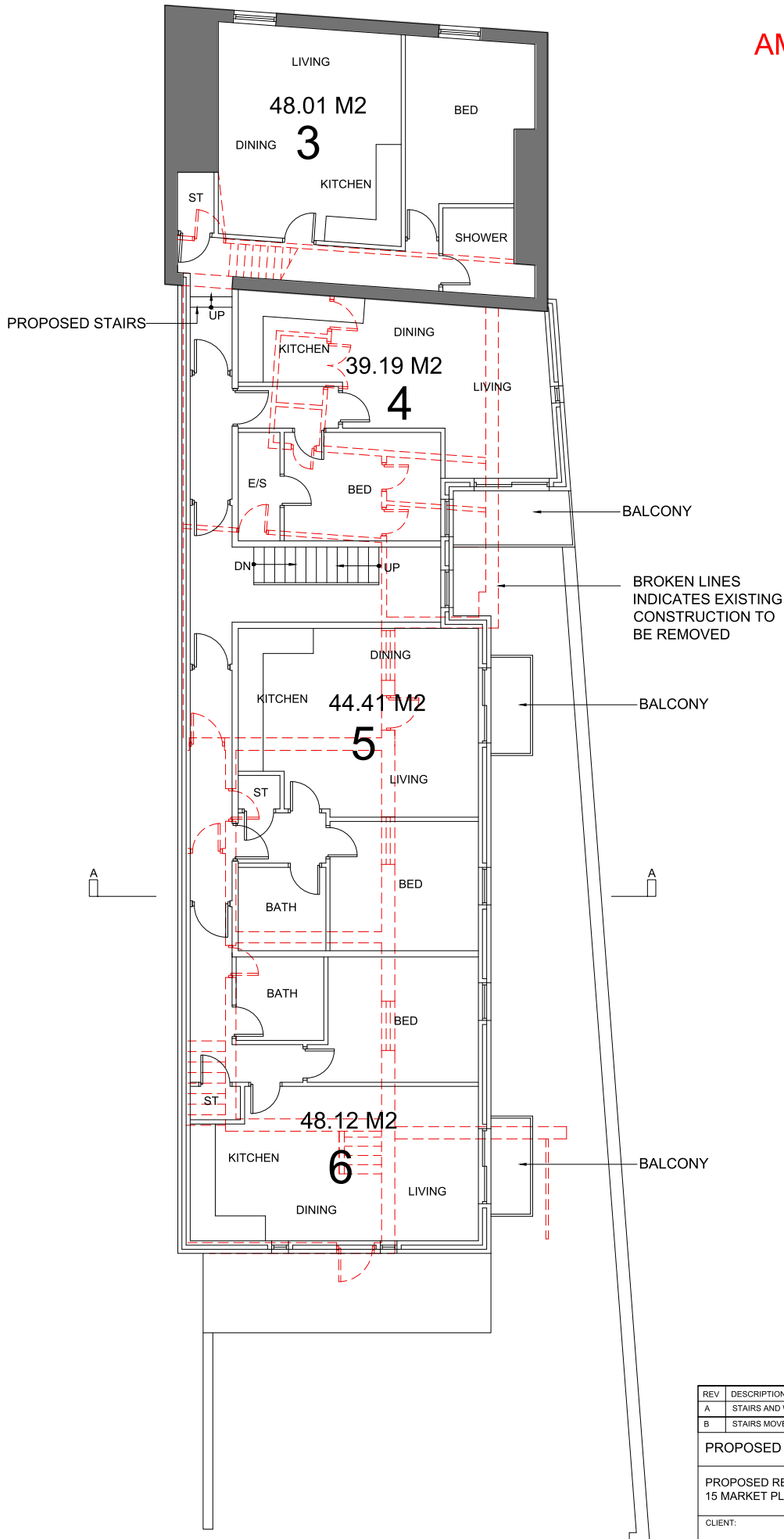
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CASTLEDYKE STREET

AMENDED PLAN



FIRST FLOOR PLAN

REV	DESCRIPTION
A	STAIRS AND WINDOWS AMENDED, NOTES ADDED 16.11.22 R.L.
B	STAIRS MOVED 170MM 24.05.23 R.L.

PROPOSED FIRST FLOOR PLAN

**PROPOSED REDEVELOPMENT OF PREMISES AT
15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA**

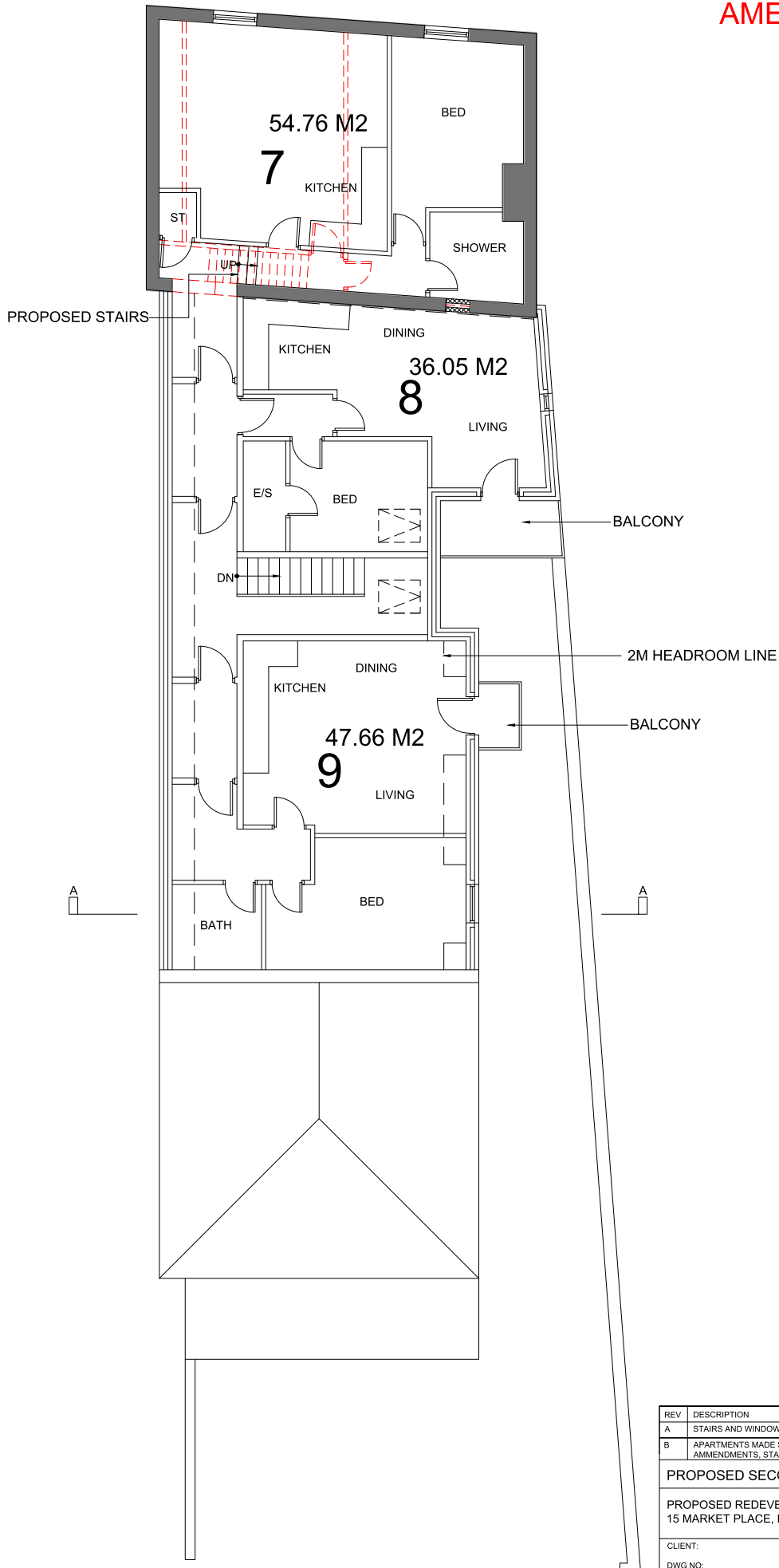
CLIENT:	WOGMAN
DWG NO:	PL K995/03
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	15/04/21
REV:	B

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SECOND FLOOR PLAN

REV	DESCRIPTION
A	STAIRS AND WINDOWS AMENDED, NOTED ADDED 16.11.22 R.L.
B	APARTMENTS MADE SMALLER, INTERNAL LAYOUT MINOR AMMENDMENTS, STAIRS MOVED 170MM 24.05.23 R.L.

PROPOSED SECOND FLOOR PLAN

PROPOSED REDEVELOPMENT OF PREMISES AT
15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA

CLIENT:	WOGMAN
DWG NO:	PL K995/04
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	15/04/21
REV:	B

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