

<b>APPLICATION NO</b>	<b>PA/2021/1699</b>
<b>APPLICANT</b>	Henderson
<b>DEVELOPMENT</b>	Listed building consent to alter an existing outbuilding within the curtilage of a Grade II listed building
<b>LOCATION</b>	Park Farm, Upperthorpe Hill, Westwoodside, DN9 2AL
<b>PARISH</b>	Haxey
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Christopher Bradley
<b>SUMMARY RECOMMENDATION</b>	<b>Grant consent subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council

## **POLICIES**

**National Planning Policy Framework:** Chapters 2, 4, 12 and 16

**North Lincolnshire Local Plan:** HE5, DS1, DS5

**North Lincolnshire Core Strategy:** CS1, CS2, CS5, CS6

## **CONSULTATIONS**

**Highways:** No comments or objections.

**Drainage (Lead Local Flood Authority):** No comments or objections.

**Conservation:** In principle there is no objection to the change of use to guest accommodation as this will provide a use for the building and ensure its long-term conservation and maintenance. It is accepted that there will have to be some alterations on the building to enable the change of use. There is no objection to the internal alterations as the new wall does not negatively impact on the character of the outbuilding or the adjacent principal listed building. Where there is an issue is with the style of the windows, which are a very modern style. This will impact negatively on the outbuilding and the setting of the adjacent principal listed building. I recommend the windows are changed with a more traditional design appropriate to the age and character of the historic site. There would be no objection to the use of timber horizontal sliding sash windows in this instance.

## **PARISH COUNCIL**

Object with the following points:

1. Will the addition of windows and alteration to the building affect its overall impact on the listed building? All windows and doors should be of the same type and appropriate to the character of the listed building.
2. Is the proposed change of use the most viable use for protecting the asset?
3. It would appear additional internal alteration would be required, such as an internal wall, in order for it to be used sustainably as a dwelling.
4. It is difficult to assess what use it will have and whether it forms an ancillary use to the main property.
5. HER should be consulted as the experts.
6. Information required on the auxiliary use for the alteration.

## **PUBLICITY**

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

## **ASSESSMENT**

### **The site**

The site contains the grade II listed Park Farm with a garage to the north-west and the outbuilding to the south-west of the main dwelling. The outbuilding walls are on the western boundary of the site adjacent to the neighbouring outbuilding.

The site is situated to the north of Westwoodside, at the foot of Uppertorpe Hill. It is within the development boundary and outside the LC14 (Area of Special Historic Landscape Interest) boundary, which is to the north. The site is surrounded by housing on all sides with the pond on the west beyond Commonsides. The proposal is in harmony with the listed building and the surrounding residential areas.

### **The proposal**

Listed building consent is sought to make alterations to the outbuilding, a curtilage listed building. This is in conjunction with householder application PA/2021/1631.

The work is to restore the pantile roof, retain the brickwork, add new timber horizontal sliding sash windows and timber doors, and add two internal walls to create a separate WC, bedroom and lounge areas. The material retention and new installations of the proposal will be consistent with the listed building, subject to conditions. This will also enhance the listed building by restoring the original material and giving the outbuilding a sustainable use.

### **Heritage assets**

**The main issue associated with this proposal is its impact on this curtilage listed building and on the setting of the listed main dwelling on the site.**

Policy HE5 of the North Lincolnshire Local Plan is concerned with development affecting listed buildings. It states that the council will seek 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.

Policy CS6 of the Core Strategy aims to ensure that North Lincolnshire's important sites and areas of historic and built heritage value are protected, conserved, and enhanced so that they continue to make an important contribution to the area's scene and the quality of life for local people.

The design objectives of Core Strategy policy CS5 and local plan policy DS1 are also relevant in the determination of this application. CS5 (Delivering Quality Design) requires new development in North Lincolnshire to 'ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.' Local plan policy DS1 (General Requirements, Quality of Design) criteria sets out that 'The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.'

The NPPF requires that when considering the impact of a proposed development great weight should be given to conservation and any harm or loss should require clear and convincing justification. This policy recommends that local authorities should take account of the desirability of sustaining and enhancing heritage assets, the positive contribution heritage assets make, and the desirability of new development making a positive contribution to local character and distinctiveness.

In this particular case, the building is a curtilage building that is being used as a store. The proposed use of the building as guest accommodation will bring the building into habitable use and will conserve and preserve this curtilage listed building. This aspect of the proposal therefore aligns with chapters 12 and 14 of the NPPF, policies CS5 and CS6 of the Core Strategy and policies HE5, DS1 and DS5 of the North Lincolnshire Local Plan.

The existing brickwork will be retained and the pantile roof will be restored. The proposed alterations include the addition of new timber windows, rooflights and doors. Following concerns from the Heritage Officer in relation to the proposed windows, the plans have been amended to reflect traditional timber sash windows that can be found on the main dwelling house. The internal alterations essentially comprise internal walls and door to form a lounge, bedroom and WC within the building, which have been kept to a minimum to retain its open internal character. The Heritage Officer does not object to the amended application. Planning conditions can be used to ensure the external windows and doors are constructed from timber and joinery details, including the colour/staining of the windows and doors, are submitted for approval. This will safeguard the character and appearance of the building and ensure that the proposed external alterations will not harm the setting of the listed building (main dwelling) on the site. The proposal therefore aligns with chapters 12 and 14 of the NPPF, policies CS5 and CS6 of the Core Strategy, and policies HE5, DS1 and DS5 of the North Lincolnshire Local Plan.

### **Other issues raised**

The comments made by Haxey Parish Council are noted. The windows have been amended to match the main listed building on the site. The details of the new windows and doors will be conditioned to ensure that they will be in character with the main listed building and the existing building. The proposed change of use as guest accommodation will be ancillary to the main dwelling and can be conditioned accordingly through planning application PA/2021/1631. The internal alterations have been kept to a minimum to retain

the open internal rural character of the building. The building is not proposed to be used as a dwelling.

## **Conclusion**

The proposal will retain this curtilage listed building in situ and secure its long-term viability and use. Subject to conditions, it will also preserve and enhance its character and appearance. The proposal therefore aligns with chapters 12 and 14 of the NPPF, policies CS5 and CS6 of the Core Strategy and policies HE5, DS1 and DS5 of the North Lincolnshire Local Plan.

## **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: Proposed Plans and Elevations: Rev B.

### **Reason**

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

3.

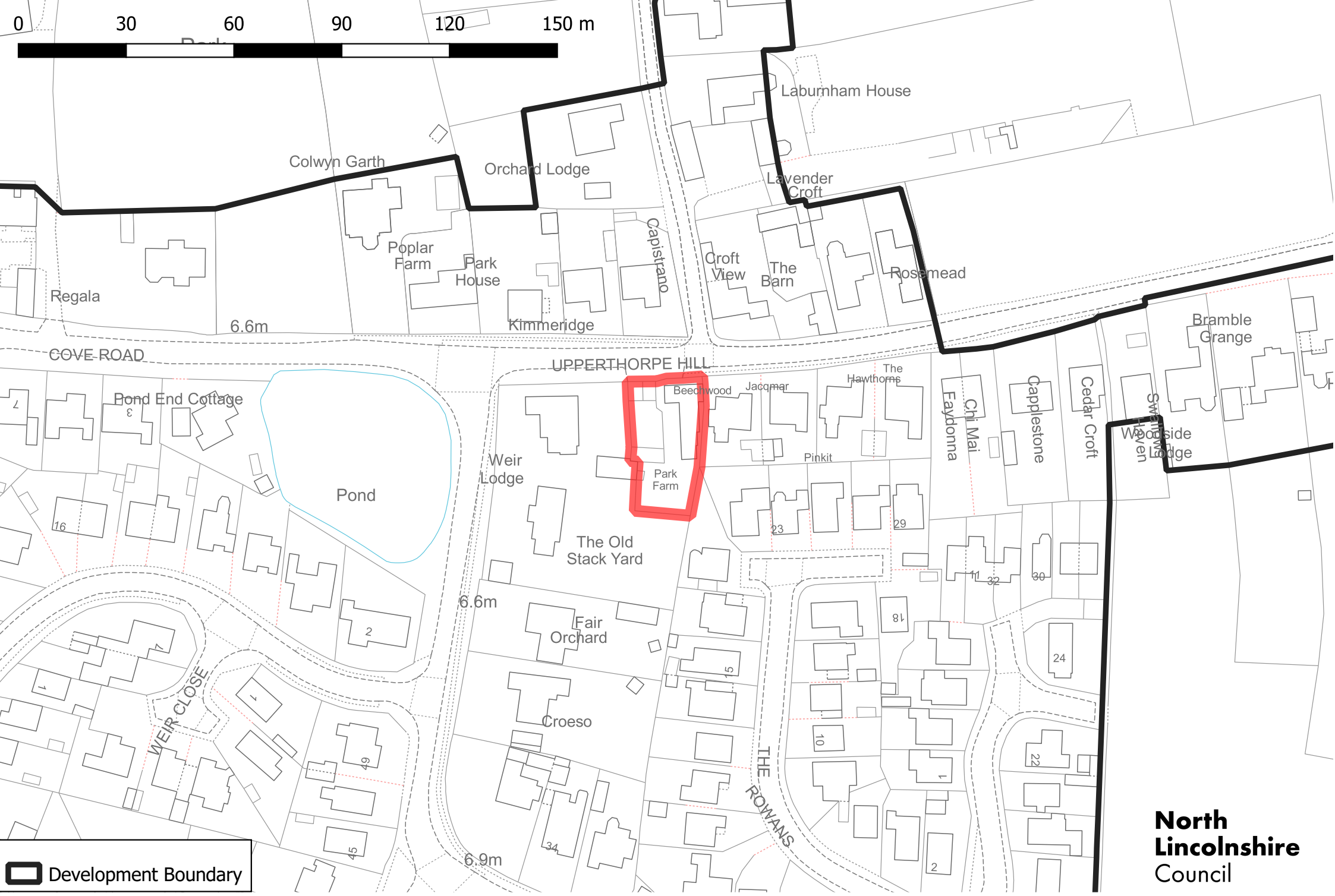
No windows, rooflights or any external doors shall be installed in the building until joinery details drawn to a scale of 1:10 or 1:20, including the colour/staining of the new windows and doors, have been submitted to and agreed in writing by the local planning authority. Thereafter only the approved windows and doors shall be installed in the building.


### **Reason**

To preserve and enhance the building in accordance with policies CS6 of the Core Strategy and HE5 of the North Lincolnshire Local Plan.

## **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.



 Development Boundary

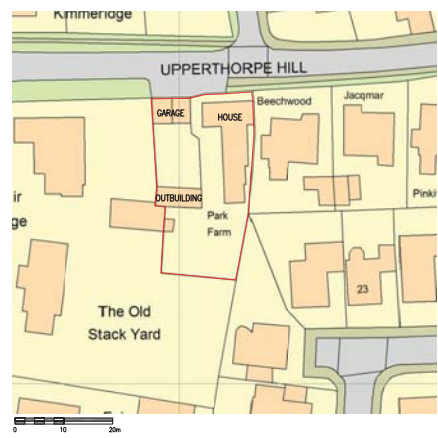
**PA/2021/1699**

**North  
Lincolnshire  
Council**

# PA/2021/1699 Proposed layout (not to scale)

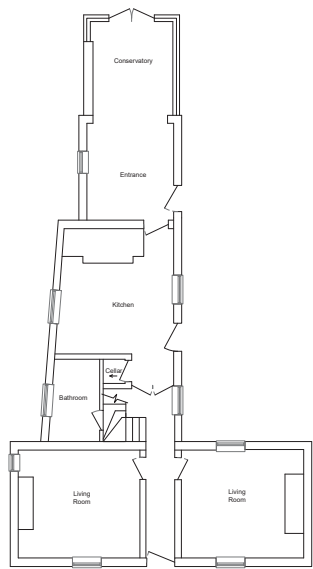


LOCATION MAP

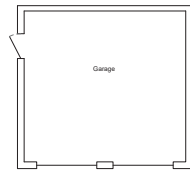


EXISTING & PROPOSED BLOCK PLAN

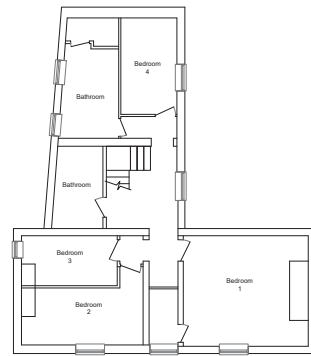
**AMENDED**



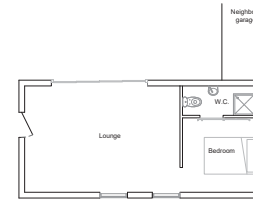
GROUND FLOOR PLAN (HOUSE)



GARAGE



FIRST FLOOR PLAN (HOUSE)



OUTBUILDING



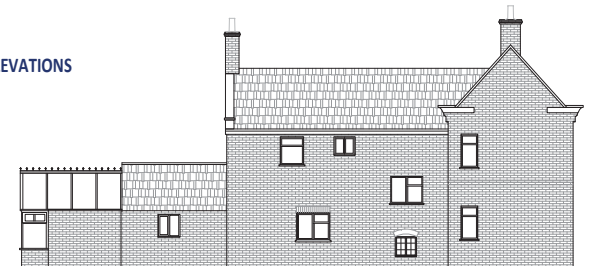
HOUSE & GARAGE ELEVATIONS

FRONT ELEVATION

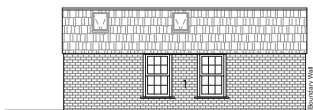


HOUSE & GARAGE ELEVATIONS

SIDE ELEVATION



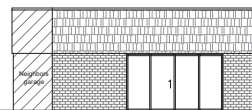
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

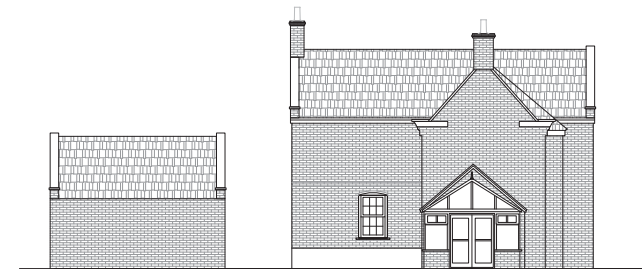


REAR ELEVATION

OUTBUILDING ELEVATIONS



1. NEW HARDWOOD DOOR/WINDOW FRAMES



REAR ELEVATION

Project Name: **Change of use outbuilding to guest room**  
 Project Address: **Park Farm, Upperthorpe Rd, Westwoodside DN9 2AL**

Drawing Title: **Proposed Plans & Elevations**

Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **SEPT 2021** Rev: **B**  
 Scale: **1:50 & 1:100 @ A1**

Drawing No. **003**

**CENTRELINE**  
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