



Barton - upon - Humber **CIVIC SOCIETY**

Mr K James
7 Brigg Road
Barton on Humber
North Lincolnshire
DN18 5DH

17 August 2007

Mr Ron White
Planning Department
North Lincs Council
Church Square House, P O Box 42
Scunthorpe
North Lincs DN15 6XQ

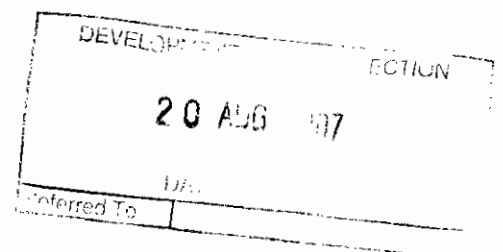
Application Number: 2007/1297 & 1298, The Old Vicarage, Barton-on-Humber

Dear Mr White

We are dismayed to learn of the proposal to raise the perimeter wall and erect iron gates which will not improve the appearance of this listed building and the superb correlation of unique house and historic St. Peter's.

Yours sincerely,
for Barton Civic Society

K. James



HIGHWAYS & PLANNING : HIGHWAY CONTROL

INTER

OFFICE

MEMO



Application No: PA/2007/1297
From: Jemma Cook
To: Ron White **Ext:** 01724 297488
Date: 22/08/2007
Subject: Development affecting highways: Planning permission to increase height of wall to 2m high and install electric cast iron gates The Old Vicarage Beck Hill Barton Upon Humber
Applicant: Mr J Hughes

With reference to the above application which was received by me on the

Access type:

Notice is hereby given that the Council as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers

- (a) Does not wish to restrict the grant of permission
- (b) Advises that any permission issued by the planning authority should include the following conditions:

Cond. No.	Condition	Reason
1		

Informatives: HW1 HW2

(c) Advise refusal for the following reasons:

(c) Request the following information

Application Number: 2007/1297

Case Officer: Ron White

From: Clerk to Barton upon Humber ~~Parish~~/Town Council

Site Location: The Old Vicarage Beck Hill Barton Upon Humber

PLEASE TICK ONE BOX BELOW

The parish/town council has **no objections or comments**

OR

The ~~parish~~/town council's **comments** are set out below/~~in the enclosed letter~~

OR

The parish/town council **objects** to the application for the reasons set out below/in the enclosed letter

OR

The parish/town council **supports** the application for the reasons set out below/in the enclosed letter

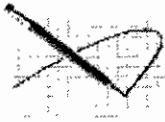
Comment only: Materials used are to be aesthetically pleasing in keeping with the surrounding conservation area.

RECEIVED SECTION
21 AUG 2007
COUNCIL

Signed: S. Richards

On behalf of: BARTON TOWN COUNCIL

Date: 21 August 2007



Alison Williams/LE/NorthLincs

31/08/2007 11:36 AM

To Planning/PL/NorthLincs@NorthLincs

cc

bcc

Subject Consultation response 2007/1297 & 1298

Ron

Thank you for this consultation.

The application site lies within an area of archaeological interest adjacent to the scheduled monument of St Peters Church. The proposal will not affect any below-ground archaeological remains, but English Heritage may wish to comment on the visual impact and should be consulted separately.

Alison Williams
Sites and Monuments Record Officer
North Lincolnshire Museum

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YORKSHIRE & THE HUMBER REGION

Mr Ron White
North Lincolnshire Council
Development Control Team
Church Square House, PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

Direct Dial: 01904 601990
Direct Fax: 01904 601999

Our ref: P00050845
5 September 2007

06 SEP 2007

Dear Mr White

Notifications under Circular 01/2001 & GDPO 1995
THE OLD VICARAGE, BECK HILL, BARTON-UPON-HUMBER, NORTH
LINCOLNSHIRE
Application No PA/2007/1297

Thank you for your letter of 8 August 2007 notifying English Heritage of the above application. The letter was sent to English Heritage at St Peters Church, as the occupier of neighbouring property, and passed on to our office. An extension of the deadline for our comments to 10th September 2007 was agreed with your office last week (31st Aug).

Summary

English Heritage objects to the proposal on the grounds of its adverse impact on the settings of the nationally important and statutorily designated Old Vicarage and the Church of St Peter, and on the character and appearance of the Conservation Area. The property adjoins St Peters Churchyard, and the house frontage is deliberately arranged in such a way that, when seen or approached from the main road or the church path, it forms a striking composition with St Peters Church behind. The elegant Regency-style vicarage was built to be prominent and openly visible; the design of the house and its front walls are specifically intended to display its public 'face'. Although the house is no longer a vicarage these factors are historically important and still very relevant to the character and appearance of the Conservation Area and the settings of the listed buildings. This famous 'iconic' view of the Old Vicarage and Church as seen from the corner of Beck Hill and entrance to the Church Path, will be seriously affected by raising the front walls and fitting tall gates. Our advice is that maintaining the present walls, and screening with garden planting (as in the present arrangement) is appropriate here, rather than permanently raising the walls and fitting high gates. If gates are to be fitted they should be relatively low-level iron gates that do not obscure the important views of the house and church.



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601901 Facsimile 01904 601999
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



ENGLISH HERITAGE
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English Heritage Advice

The proposal affects the Old Vicarage (listed Grade II) and the setting of the Church of St Peter (listed Grade I, and also, with its churchyard, a Scheduled Ancient Monument). The walls form part of the curtilage of the listed building. These buildings, the front garden and churchyard form important elements of the Barton Conservation Area. The Old Vicarage was remodelled in the early 19th century in the Regency style, with an elegant stucco front elevation facing a front garden bounded by low walls topped with rounded bricks. The property adjoins St Peters Churchyard, and the house frontage is deliberately arranged in such a way that, when seen or approached from the main road or the church path, it forms a striking composition with St Peters Church behind. St Peters Church is of considerable national importance for its Anglo-Saxon and medieval architecture and archaeological remains. The church and churchyard is in the guardianship of English Heritage, and the property recently underwent a major repair and refurbishment scheme to improve its visitor facilities. The western Saxon part of the church is of key significance, and it is this part that is closest to, and visible behind, the Old Vicarage.

The church and Old Vicarage, form perfect partners, with contrasting styles and materials, and echoing each other in their rendered finish and their strong vertical lines. The Old Vicarage is regarded as the best example of a Regency-style villa in North Lincolnshire. The house frontage, with its elegant and stylish design, its position behind a front garden and its siting in relation to the churchyard, is deliberately arranged in such a way that, when seen or approached from the main road or the church path, it forms a striking composition with St Peters Church behind. As a former vicarage, the house was built to be prominent and openly visible; the design of the house and its front walls are specifically intended to display this public 'face', and to complement the neighbouring church. Although the house is no longer a vicarage these factors are historically important and still very relevant to the character and appearance of the Conservation Area and the settings of the listed buildings. A high wall and gates here would be wholly out of keeping with the historic character of the house as a prominently visible feature seen in relation to the church - indeed the proposals run directly counter to this important aspect.

With respect to the privacy issue, the fact that the house is in a town centre means that it will inevitably be rather 'public', but this again is part of its historic character. Other houses in the area - for instance in Burgate, or Laurel House in Whitecross Street - have low walls (some with railings) and frontages that are fully visible. The extension and conversion of the Old Vicarage to office use some years ago, means that some of the more private parts of the site were sacrificed for office use (a use which we believe still continues, alongside the residential), and the main open garden area is now in the front, but this does not now justify proposals for yet further development to obscure the views of the frontage by raising walls and fitting tall gates.



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With regard to privacy from visitors to St Peters Church, we would point out that there have always been visitors to the church, and that visitor numbers are in real terms actually fairly low and are numerically less significant than the traditional use of the path by townspeople and school children etc., which has always existed. In order to avoid any issues with church visitors mistakenly approaching the Old Vicarage, we feel that improved visitor signage is the way forward, rather than heightening walls and gates. English Heritage and North Lincolnshire Council, as partners in the South Humber Bank Heritage Tourism Project, are presently discussing ways in which signage for visitors to the church can be improved to avoid anyone accidentally assuming the Old Vicarage is open to the public. (The existing 'welcome' sign on the gate to the Old Vicarage is rather misleading in this respect).

Recommendation

The Old Vicarage, by its very nature and design, is meant to be visible, with an open frontage. The house frontage forms a striking composition with St Peters Church behind when seen or approached from the main road or the church path, and this famous and 'iconic' view is the first that most visitors see when coming to the church. Raising the walls and fitting high gates, as proposed, is not appropriate. Such a development would be out of character with the historic character of the listed Old Vicarage and the listed and scheduled church. It would have a seriously and permanently adverse impact on the important historic views here, on the settings of nationally important and statutorily designated historic buildings, and on the character and appearance of the Conservation Area. **English Heritage therefore objects to the application.**

Our advice is that the appropriate form of screening for this frontage is the present low front walls, with modest planting behind. If gates are to be fitted they should be relatively low-level gates of suitable materials and design (wrought or cast iron), that do not obscure the important views of the house and church.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.



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Yours sincerely

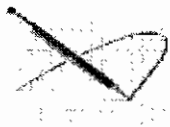
PP **Keith Miller**
Ancient Monuments Inspector
E-mail: Keith.Miller@english-heritage.org.uk



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Eddie
Rychlak/PL/NorthLincs
22/08/2007 12:34

To Ron White/PL/NorthLincs@NorthLincs

cc

bcc

Subject Your ref PA/2007/1297 Alterations to Old Vicarage Beck Hill
Barton

This is a very attractive Regency House built in the early 19th century. The setting of this building will be significantly compromised by increasing the height of the walls and introducing new gates. It is important that views to this building a retained for future generations.


In addition views to St. Peters grade I listed church with its Saxon Tower.

Local Plan Policy HE 5 states that 'The council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted.'

Recommendation

Refuse

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