

Application number: PA/2012/1469

(please quote in all correspondence)

Case officer: Andrew Law Tel: 01724 297490

Email: planning@northlincs.gov.uk

12 February 2013

Max Jones
Max Design Consultancy
Sunnyview
1 High Street
Austerfield
DONCASTER
DN10 6QS

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission for change of use of first floor to create four one bedroom apartments including erection of an external steel staircase and alteration to ground floor facade

Site location: The Queens Public House 123 Rowland Road Scunthorpe

Applicant: Belle Vue Properties

Your application was received as valid on 08/02/2013. A decision should be reached by 05/04/2013. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site www.northlincs.gov.uk.

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, please write to me within 21 days of the date of this letter. If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 05/04/2013, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Phil Wallis
Head of Development Management

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

THE PROPOSAL IS WITHIN A CONSERVATION AREA

PLANNING APPLICATION NO. PA/2012/1469

The Council has received the following proposal:

Planning permission for change of use of first floor to create four one bedroom apartments including erection of an external steel staircase and alteration to ground floor facade

Location:

The Queens Public House, 123 Rowland Road, Scunthorpe

The application and submitted plans may be seen in the Development Control office at Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 4.30pm on Friday. It can also be viewed on line at www.northlincs.gov.uk.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

Phil Wallis
Head of Development Management

From: Andrew Law/NorthLincs
To: max@maxdesignconsultancy.co.uk

Date: Tuesday, March 12, 2013 02:10PM
Subject: Fw: PA/2012/1469 The Queens Public House

Hi Max,

Please see the response below from our Highways department, could I please have your comments on this issue. Furthermore, should the scheme have to be re-designed to relocate the ramp then I will require amended plans to show this.

regards

Andrew Law
Senior Planning Officer
North Lincolnshire Council
Development Control
Civic Centre
Ashby Road
Scunthorpe
North Lincolnshire
DN16 1AV

Tel: 01724 297490 (Direct Dial)

-----Forwarded by Andrew Law/NorthLincs on 12/03/2013 01:50PM -----

To: Andrew Law/NorthLincs@NorthLincs
From: Darren Cowling/HT/NorthLincs
Date: 05/03/2013 03:01PM
Cc: Mick Johnson/HT/NorthLincs@NorthLincs
Subject: PA/2012/1469 The Queens Public House

Andy,

I can confirm that I have no objection to the proposal in principle. However, I note that the applicants appear to be proposing a ramp within the footway on Rowland Road.

Looking at it the ramp will take the majority of footway width. As the footway forms part of the adopted highway this this creates an unacceptable obstruction.

I would advise that the applicant should look to form any ramp within the curtilage of the building.

I should be pleased if you would pass this information on to the applicant and I look forward to your response in due course.

Thanks Darren

From: Andrew Law/NorthLincs
To: max@maxdesignconsultancy.co.uk

Date: Friday, April 12, 2013 01:20PM
Subject: Re: Fw: PA/2012/1469 The Queens Public House

Hi Max,

Thanks for dealing with the issue of the ramp.

I have now received a response from the council's Conservation Officer who has raised serious concerns with the proposal relating to the ground floor alterations to the facade of the building. The conservation officer's concerns relate to the rendering of window openings, the installation of the roller shutter and the large signage and the impact that these features would have on the character of the conservation area. On this basis the conservation officer has recommended that the application be refused as it is contrary to local policies relating to development in conservation areas (HE2 of the local plan and CS6 of the core strategy).

Therefore I am unable to make a positive recommendation on the application in its current form. I would advise that the current application is withdrawn to enable discussions to take place with the conservation officer, the design can then be amended to a form that would be acceptable and the application can be re-submitted with amended plans; there will be no fee for this re-submission provided it is made within 12 months of the original application. If the current application is not withdrawn then I will have no option but to determine the application in its current form, which will likely result in the refusal of planning permission for the above reasons.

Should you wish to discuss this matter further do not hesitate to contact me. I have attached a copy of the conservation officer's response below.

regards

Andrew Law
Senior Planning Officer
North Lincolnshire Council
Development Control
Civic Centre
Ashby Road
Scunthorpe
North Lincolnshire
DN16 1AV

Tel: 01724 297490 (Direct Dial)

-----Max Jones <max@maxdesignconsultancy.co.uk> wrote: -----

To: Andrew Law <Andrew.Law@northlincs.gov.uk>
From: Max Jones <max@maxdesignconsultancy.co.uk>
Date: 05/04/2013 09:24AM
Subject: Re: Fw: PA/2012/1469 The Queens Public House

Andrew

Apologies for the delay in responding.

Please find attached amended drawing highlighting the ramped access omitted from the highways footpath.

We propose to provide a graded level access to the rear of the building within the curtilage of the rear car park.

We trust that this is satisfactory, however should you have any further queries please do not hesitate to contact myself.

Kind Regards

Max Jones MCIAT ICIOB

MaxDesign 

Architecture | Planning | Consultancy

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M: 07734 939044
max@maxdesignconsultancy.co.uk
maxdesignconsultancy.co.uk

The Beehive
Bawtry Hall, Bawtry
Doncaster
DN10 6HJ

On 12 March 2013 14:10, Andrew Law <Andrew.Law@northlincs.gov.uk> wrote:

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North Lincolnshire Council
Development Control
Civic Centre
Ashby Road
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-----Forwarded by Andrew Law/NorthLincs on 12/03/2013 01:50PM -----

To: Andrew Law/NorthLincs@NorthLincs
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Date: 05/03/2013 03:01PM
Cc: Mick Johnson/HT/NorthLincs@NorthLincs

Subject: PA/2012/1469 The Queens Public House

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Thanks Darren

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Please think before you print- North Lincolnshire Council greening the workplace

[attachment "A PLAN AS PROPOSED-01 SITE PLAN.pdf" removed by Andrew Law/NorthLincs]

[attachment "A PLAN AS PROPOSED-02 PLAN AS PROPOSED.pdf" removed by Andrew Law/NorthLincs]

[attachment "A PLAN AS PROPOSED-03 ELEVATIONS AS PROPOSED.pdf" removed by Andrew Law/NorthLincs]

Attachments:

20121469CR3.pdf