

PLANNING CONSULTATIONS

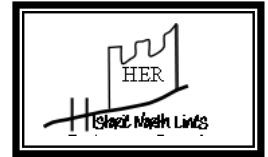
PLANNING REFERENCE: PA/2017/470

CASE OFFICER: Emma Carrington



TEAM: HISTORIC ENVIRONMENT RECORD

AUTHOR: Eddie Rychlak



SUBJECT: Planning permission for refurbishment of existing outbuildings White House, 27 Low Road, Worlaby

DATE ISSUED 10 /05 /2017

SUMMARY OF ADVICE

No Objection – Subject to conditions

This application affects the character of The White House Worlaby a grade II listed building.

It is important that curtilage listed outbuildings have a sustainable use and are looked after and maintained and because of this the change of use is justified. Alterations have been kept to a minimum and the character and appearance of the building has been conserved.

It is important that the correct materials and detailing is used. I therefore recommend that appropriate conditions should be included that samples of the roofing materials and scale drawings of the proposed windows with material specification is included for consideration before construction starts. (Justification see policy below)

HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

LEGISLATION AND POLICY

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") imposes a "General duty as respects listed buildings in exercise of planning functions." Subsection (1) provides:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

HE5 – Development affecting Listed Buildings

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. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. 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. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.