

Reference:	PA/2025/821	Application Type:	Planning Permission
Address:	6 – 8 West Street, Scawby, DN20 9AN	Description:	Erect a dwelling
		Date of Response:	14/7/2025
		Case Officer:	Emmanuel Hiamey
Heritage/Conservation Considerations:			
Designated Heritage Assets: Scawby Conservation Area			
Non-Designated Built Heritage Assets: N/A			
Advice/Comments:			
<p>The application is for erection of a dwelling to the rear of 6-8 West Street, Scawby. The site sits within Scawby Conservation Area.</p> <p>Special attention must be paid to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The design of the building is at odds with the character and appearance of the conservation area and in its present format is not supportable under s.72 of the 1990 Act or local plan policy for development in conservation areas (HE2).</p> <p>A large L plan form building of the proposed design would introduce a large, modern unit into the area. There are further issues relating to the proposed materials, the intended fenestration and ratio of wall to void.</p> <p>New development in the conservation area must reflect:</p> <ul style="list-style-type: none"> • bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing. <p>New dwellings in the area should be of a design drawing from historical precedents such as the vernacular cottages / houses or estate housing.</p> <p>If an L-plan form is required, the return range should be sited to the rear and not the front elevation. The front elevation then could be re-organised to provide a more traditional arrangement, an appropriate design here would be a three bay frontage around a central entrance door, the windows here should be vertically sliding sash windows and the door a panelled door. An external projection porch should be omitted. The arch detail for these windows and door should be a flat arch of voussoir brickwork.</p> <p>With regards the materials proposed it is considered further detail would be required over the brick proposed to be utilised, therefore if to be approved a condition notwithstanding the details in the applications, details of the proposed brick to be utilised in the development will require approval by the LPA.</p> <p>With regards roof materials, a natural and not concrete pantile is required here. The two types weather differently and the use of the proposed would result in a non-traditional roof within the conservation area. A condition would be required to secure this detail.</p>			

With regards the use of uPVC windows, the agent notes the existing use of uPVC however all incidences of these harm or adversely impact the appearance of the conservation area therefore are not supportable. As per the advice already provided regarding design, the windows on the front and side elevations will need to be timber, vertically sliding sash windows and to ensure the integrity of the development the Schedule 2, Part 1, Class A permitted development rights should be removed in any approval of this application.

The same advice applies to the front door of the proposal.

If reconstituted stone sills are to be utilised, these should be painted the same colour as the window joinery. This should be secured via condition.

The revisions recommended in this advice is to ensure the character and appearance of the conservation area is preserved as required by the 1990 Act. New design should look to set the standard required and not simply replicate poor design choices previously made (existing uPVC doors, windows, incorrect window styles etc). This is particularly true in conservation areas which have been designated because of their special interest which elevates them above other places and should be maintained as such.

Relevant Legislation/ Policy/ Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72
North Lincolnshire Local Plan Adopted 2003 Policy HE2
National Planning Policy Framework Para 208

Reviewed by:	Felix Mayle MA Dist IHBC	Date:	21/7/2025
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