

18/01114/LBC

Installation of windows at first floor level of the rear off shoot 139 High Street, the installation of windows and access doors at ground of the off shoot and the installation of new shop fronts, doors and bin store doors within the boundary wall associated with 139 High Street.;

At: Romanby Court High Street Northallerton North Yorkshire
For: Ark Grove Limited.

1.0 Site, context and proposal

- 1.1 The application site is located within Northallerton Town Centre and Northallerton Conservation Area. The site currently comprises a mix of A1, A3 and A5 units at ground floor together with some existing flats and vacant space at first floor level. The buildings are laid out around a courtyard with the buildings closest to the High Street fronting out onto it. One of these buildings, No.139 is a listed building. The courtyard area is currently used to access a limited number of the existing businesses.
- 1.2 The surrounding area is predominantly retail, commercial and leisure uses as you would expect in a Town Centre location. To the rear of the site is Tesco supermarket and its associated car park. The site is bounded on both sides by alley ways that provide foot access from the High Street to the Tesco site at the rear and the existing commercial units along Regency Mews that are within the application site.
- 1.3 This application has been submitted alongside a full application for works to redevelop this area and include the addition of 12 flats at first floor and 2 new commercial units at ground floor. The construction works include a first floor 'infill' extension to Regency Mews, together with the installation of shop fronts to the courtyard elevation of the existing ground floor commercial units. A two-storey extension is proposed, following partial demolition and conversion of the existing building together with the creation of the two new ground floor retail units and flats above.
- 1.4 The work that requires listed building consent comprises the installation of windows at first floor level of the rear off shoot to 139 High Street, the installation of windows and access doors at ground level of the off shoot and the installation of new shop fronts, doors and bin store doors within the boundary wall associated with 139 High Street.

2.0 Relevant planning and enforcement history

- 2.1 No relevant planning and enforcement history

3.0 Relevant planning policies:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP28 - Conservation
Development Policies DP32 - General design
National Planning Policy Framework

4.0 Consultations

- 4.1 Parish Council – no comments
- 4.2 Public Comments - site notices were posted in the vicinity of the site and neighbours notified. This resulted in a letter of objection and a letter of observation being received. The comments received relate to;
- Support the opening up of Romanby Court
 - No. 136-7 are some of the oldest surviving buildings in the High Street, opposed to partial demolition of 137
 - Further details required of new windows
 - Object to lack of restaurants in Northallerton
 - Living accommodation inappropriate just off the High Street
 - Excellent reputation of My Asia, built up through hard work and dedication

5.0 Observations

- 5.1 The main issue to consider is the impact of the proposed development on the historic fabric of the heritage asset and the impact of the proposed changes on the significance of the heritage asset.
- 5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in determining a planning application for development which affects a listed building or its setting, the Local Planning Authority 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.
- 5.3 The National Planning Policy Framework at paragraph 195 and 196 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset and requires that harm should be weighed against the public benefits of the proposal, including securing the optimum viable use of the building.
- 5.4 The proposal includes work to a listed building in the form of new window openings in the main building and new shopfronts and openings in the boundary wall that adjoins the rear off-shoot of the listed building.
- 5.5 The proposal would affect the rear off shoot of the listed building and the boundary wall that adjoins this. No part of the listed building is to be demolished. The Heritage statement refers to the fenestration detailing to the rear of the listed building. It is stated that windows will be of sash-style and are very much hidden to the rear of an existing two storey offshoot and will have a neutral impact on its historic character and appearance. The wall of the two storey offshoot displays a variety of alterations and given use of appropriate materials it is considered that the works would not harm the historical significance of the building itself.
- 5.6 In terms of the listed boundary wall, further work has been carried out to assess the significance of this wall and the impact of the proposed works. The boundary wall is now fully visible (following removal of vegetation) and is considered to have evidential value in its surviving form and 19th century fabric; historical value in defining the former burgage plot layout which is typical to Northallerton; aesthetic value from the use of handmade brick with large, flat stone coping; and as communal value as a

defining feature within the Conservation Area. The proposal keeps this wall in situ however openings will be made within the wall to enable access into the retail units. The wall projects out from the two storey offshoot and stands free from the building behind. The work will result in the loss of some historic material in order to form the openings, the insertion of supports and shopfront structures. The extent of the work will ensure the stone coping will be retained above the fascia.

- 5.7 The work will harm the significance of this listed wall. It is considered that the development will result in harm to the significance of the heritage asset and that this harm constitutes less than substantial harm, given that large parts of it will be retained and the stone coping will remain in its entirety. In accordance with the tests set out in the NPPF this harm must be given great weight and importance by the decision maker and the development can only be approved if the public benefits of the scheme outweigh that harm.
- 5.8 The scheme will redevelop this site into a more attractive area within the High Street, as well as opening up the courtyard area itself through the improvements and in particular the new shopfronts onto the courtyard, the scheme will also improve the appearance of the public footpaths on either side of the site which in turn should lead to more footfall in the area and a more vibrant commercial area within the High Street. The works will to some extent repair the wall and help to ensure its future survival which is encouraged. Overall, it is considered the public benefits of the scheme outweigh the harm to the historical significance of the wall.
- 5.9 Public comments have been received on this proposal and most of the concerns appear to relate to the full application. The comment regarding objection to the partial demolition of No.137 is noted, however this building is not listed and the impact of this is considered in the full application.
- 5.10 Overall, it is considered the public benefits outweigh the harm to the significance of the listed building and the proposal is considered to be acceptable.

6.0 Recommendation:

- 6.1 That subject to any outstanding consultations the application be **APPROVED**; subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) set out below received by Hambleton District Council unless otherwise approved in writing by the Local Planning Authority.
3. Prior to the installation of the glazing to the north elevation of 139 High Street and the associated boundary wall to the rear of this property full details of the glazing, shopfronts' and doors, including detailed cross sections, materials and means of fixing shall be submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

The reasons for the above conditions are;

1. To ensure compliance with Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policy(ies) CP16, CP17, DP28 and DP32.
3. In order that the details of the proposed development protects the significance of the heritage assets and to accord with the requirements of Hambleton Local Development Framework, Development Policies DP28 and DP32 and the National Planning Policy Framework.