

APPLICATION NO	2006/1122
APPLICANT	Mr & Mrs P Leach
DEVELOPMENT	Conservation area consent to demolish existing commercial garage, service and repair workshops and detached dwelling, and workshop and store buildings in the rear yard
LOCATION	42-44 Chapel Street, Epworth
PARISH	EPWORTH
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council
POLICIES	<p>Humberside Structure Plan: Epworth is identified as a selected settlement under policy S12.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy HE2 (Development in Conservation Areas) requires development proposals in or which affect the setting of conservation areas to preserve and enhance the character and appearance of the area by harmonising with adjoining buildings, proposals being of a high standard of design, by retaining important architectural and historic features and avoiding the loss of open areas that contribute to the character of conservation areas.</p>
CONSULTATIONS	Highways: No objections.
TOWN COUNCIL	Object to the demolition of these properties.
PUBLICITY	<p>Neighbouring properties have been notified and several letters have been received raising the following objections:</p> <ul style="list-style-type: none"> • there may be an enhancement to Church Street but what about the existing occupiers to the rear of the site?

- the frontage of the motorists' discount should be preserved in this central conservation area
- Epworth will be ruined if this sort of development is allowed right in the centre of an important historic town

ASSESSMENT

Conservation area consent is sought for the demolition of the existing commercial garage, service and repair workshops and detached dwelling, and also workshop and store buildings in the rear yard of 42-44 Chapel Street, Epworth. This site is currently used as a motor vehicle repair and workshop facility with a small element of retail connected to the garage on the frontage. Consideration of application 2006/1121 for planning permission to develop this site is required in tandem with the determination of this application for conservation area consent. The scheme for redevelopment of the site has been amended from the previous submission of 2005/1472 for planning permission and 2005/1473 for conservation area consent.

The key issue in determining this proposal is whether the previous reason for refusal has now been addressed.

The previous reason for refusal under application 2005/1473 identified units 8 and 9 on the frontage as being of townscape merit as allocated in Supplementary Planning Guidance for the Epworth conservation area and no information had been submitted regarding the structural condition of the buildings or beneficial re-use of the buildings that would have justified their demolition. This new proposal preserves units 8 and 9 whilst some alterations are proposed, particularly with regard to the front elevation of unit 9 (the office with flat above). The general character and appearance of the building is being retained, although the roof shape is to be altered. With regard to the Epworth Motorists Discount Centre, which is the shop with flat above, namely unit 8, this building is to be retained. The council's conservation area officer has been consulted on the application and now raises no objections subject to the imposition of conditions regarding use of materials and samples to be submitted to the council. With regard to the demolition of the dwelling, the workshop and store buildings in the rear yard, these buildings possess no intrinsic architectural merit and do not contribute positively to the overall appearance and character of this part of the Epworth conservation area, therefore there is no objection to their

demolition. In terms of what is to replace the buildings that are to be demolished, the council's conservation area officer is satisfied with the design and has no objections.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

Prior to the commencement of any demolition work, a programme for the method and duration of the demolition works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall make provision for the removal from the site of all the material resulting from the demolition, with the exception of those portions of the buildings that are to be retained/materials that are to be used in the construction of the development.

Reason

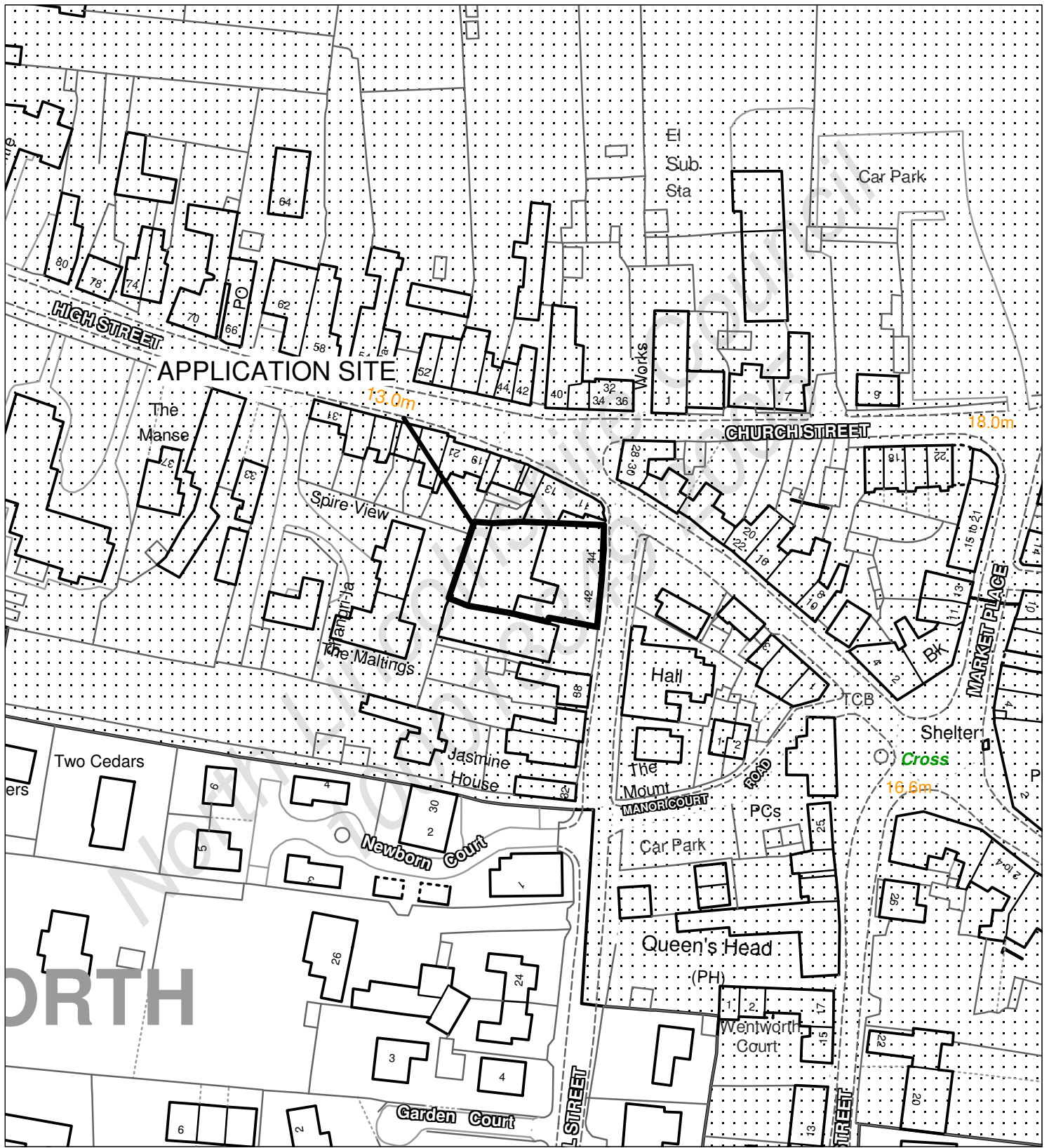
In the interests of the character and appearance of the Epworth conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan.

2.

No demolition of any part of these premises shall take place until a contract for the building of the replacement development has been let and written details of the contract, including the timescale for the redevelopment of the site, have been submitted to the local planning authority and agreed in writing.

Reason

To ensure that this important frontage within the conservation area is redeveloped within a reasonable timescale in order to comply with policy HE2 of the North Lincolnshire Local Plan.



TITLE: 2006/1122
 SCALE: 1:1250

 CONSERVATION AREA



North Lincolnshire Council
 Planning and Regeneration Service
 Church Square House, Scunthorpe, DN15 6XQ

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NORTH LINCOLNSHIRE COUNCIL 100013349 2005