

# **PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT**



**Change of Use from a Former Bank to Public House and Associated  
Works**

**At**

**28 Market Place  
Driffield  
East Riding of Yorkshire  
YO25 6AL**

**On Behalf of Crooked Brewing Limited**

**March 2021**

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## 1.0 Introduction

1.1 Gallagher Planning is pleased to submit the planning application which this report accompanies. The application has been submitted on behalf of Crooked Brewing Limited and seeks planning permission for the change of use of a building from a former bank to a public house.

1.2 The site boundary is identified below in Image 1.



Image 1: Site Location Plan

1.3 The application is also accompanied by a full set of planning drawings prepared by Turton Associates.

## 2.0 Description of Site and Proposed Development

- 2.1 The application site is located on the corner of Market Place and Mill Street in Driffield Town Centre and is currently a vacant unit which was previously used as a bank. The site is located at approximate National Grid Reference TA 02318 57755.



Image 2: View of site from Market Place looking North

- 2.2 No 28 Market Place is a distinctive three-storey building which occupies a prominent position in Driffield. The building has been vacant for approximately a year following the decision of the bank which occupied the building to cease trading from the premises. The surrounding area is within the Town Centre and Primary Retail Area which is characterised by its predominantly retail and town centre uses. The site is located within the Driffield North Conservation Area.
- 2.3 Image 3 below is an aerial photograph of the site and its immediate context.



Image 3: Aerial Photo (source: Google Maps 2021)

2.4 The application site is in a prominent location within the town centre. To the west of the site on Market Place is a retail unit and adjoining the site to the south on Mill Lane is an Estate Agents.

2.5 The proposed change of use is shown in the accompanying drawings and will involve the following:

- Basement – Plant room to remain, strong room to form cellar.
- Ground Floor – Former banking hall, store and offices to form open plan bar area, events room, kitchen, disabled WC and ancillary bottle shop/off license
- Intermediate First Floor – WCs to remain
- First Floor – Toilets to remain and front office to form staff restroom.

2.6 The elevational drawing No. 20.3039-04 shows the limited changes to the exterior of the building which will include:

- Change of external signage

- Installation of condensing unit and heat dump (to be located in the gated courtyard to the rear of the building)
- Installation of extractor fan for the kitchen (venting to the gated courtyard to the rear of the building)
- Existing window to the west elevation blocked up, rendered and painted cream to match the existing wall
- Proposed new double doors to the rear yard (west elevation)

2.7 The Council's validation team have advised that the replacement signage may need to form the subject of a separate signage consent application.

2.8 The bar will be an outlet/taproom for beers produced by Crooked Brewing Limited, selling their range of craft beers, together with beers (and ciders, perries, wines and spirits) sourced from other craft breweries, wine makers and distilleries. An ancillary kitchen and off license sales area is also proposed.

2.9 Crooked Brewing Limited is a Yorkshire craft brewing company which makes its beers at Church Fenton. The company already has a taproom in York known as the Crooked Tap. The proposed public house that forms the subject of this application will be the business' second licensed premises. The Crooked Tap in York has been trading since March 2019 and has become a community hub and focal point for the residents of Acomb and has been recognised as such when the pub won the Minster FM's Listener's Choice Award for best community pub within its first year of trading. The Crooked Tap in York (pre covid lockdown) hosted "meet the brewers" evenings, a book club, a football club, quiz evenings and live music events. The applicant's intention is that the proposed public house will similarly become a focal point for the people of Driffild.

### 3.0 Planning History

- 3.1 Based on information available on the East Riding of Yorkshire Council's website, the following applications are relevant:

<p><b>Removal of 1 ATM machine and associated signage and infilling of aperture with brickwork to match existing</b></p> <p>NatWest 28 Market Place Drifffield East Riding Of Yorkshire YO25 6AL</p> <p>Ref. No: 17/04131/PLF   Received: Wed 06 Dec 2017   Validated: Tue 09 Jan 2018   Status: Application Approved</p>
<p><b>Display of 3no.internally illuminated fascia signs, 2no. internally illuminated projecting signs and 1no. internally illuminated ATM sign</b></p> <p>NatWest 28 Market Place Drifffield East Riding Of Yorkshire YO25 6AL</p> <p>Ref. No: 15/01428/PAD   Received: Tue 05 May 2015   Validated: Tue 05 May 2015   Status: Application Approved</p>

Image 4: Planning History

#### **4.0 Pre- Application Enquiry**

- 4.1 A pre-application enquiry was submitted to the East Riding of Yorkshire Council in September 2020.
- 4.2 The enquiry proposed the change of use of a ground floor from a bank (Class E) to a bar specialising in the sale of craft beer (Sui Generis).
- 4.3 The pre-application enquiry response dated 12 November 2020 concluded that the change of use from a bank to a bar specialising in craft beer would be a main Town Centre use and would bring back into use a currently unoccupied building and as such is acceptable in principle. Nevertheless, any formal application will have to be acceptable in terms of its impact on the Conservation Area and any surrounding residential properties.

## 5.0 Planning Policy

### Local Planning Policy

5.1 Applications are to be determined in accordance with the policies in the Development Plan. In this case, the Development Plan for the area comprises the East Riding Local Plan Strategy Document (ERLP) adopted in April 2016 and the Allocations Document that was adopted in July 2016.

5.2 The policies most relevant to this proposal are:

- Policy A3 – Driffeld & Wolds Sub-Area - sets out how growth will be delivered in the sub-area.
- Policy S1 – Presumption in favour of Sustainable Development - reflects the requirements of the NPPF to take a positive approach to sustainable development.
- Policy S3 – Focusing development – sets out a settlement network to ensure that the right level of development takes place in the right places.
- Policy EC3 – Supporting the vitality and viability of centres – supports town and district centres as being the prime location for retail and other main town centre uses.
- Policy C2 – Supporting community services and facilities – supports proposals that retain or enhance existing services and facilities and/or provide for new services and facilities, including, where appropriate, new mixed-use and multi-purpose facilities.
- Policy ENV1 – Integrating high-quality design – seeks to achieve high-quality design, safeguarding and reflecting the distinctiveness of the local area.
- Policy ENV3 - Valuing our heritage – considers how best to manage the conflict between the pressure for development and the need to preserve our heritage assets, alongside supporting opportunities to better reveal the
- Policy ENV6 – Managing environmental hazards – seeks to manage environmental hazards including flood risk and groundwater pollution to

ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment.

#### National Planning Policy

- 5.3 The National Planning Policy Framework (NPPF) is a material consideration and is the Government's overarching framework for planning policy.
- 5.4 The NPPF identifies that applications should be considered in the context in favour of sustainable development (paragraph 10).
- 5.5 Proposals that accord with the development plan should be approved without delay and where it is silent or relevant policies are out of date, permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies within the NPPF indicate that development should be restricted (Paragraph 11).
- 5.6 Paragraph 38 of the NPPF states that: *'Local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available....and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*
- 5.7 Paragraph 80 guides planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 5.8 Section 7 of the NPPF recognises the role that town centres play at the heart of their local communities and states that planning policies and decisions should take a positive approach to their growth, management and adaptation. Long-term vitality and viability should be promoted by allowing town centres to grow and diversify in a way

that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses and reflects their distinctive characters.

5.9 The Government also seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of buildings. Paragraph 124 places great importance on the design of the built environment, stating that good design is a key aspect of sustainable development.

5.10 Paragraph 155 recognises inappropriate development in flood risk areas should be avoided by directing development away from high-risk areas.

5.11 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development. Paragraph 193 of the NPPF states that:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

5.12 Paragraph 196 states that:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

## 6.0 Planning Considerations

### Principle of Use

- 6.1 The proposed development lies within the development limits of Driffield as shown on the extract from the ERLP Policies Map (see below).

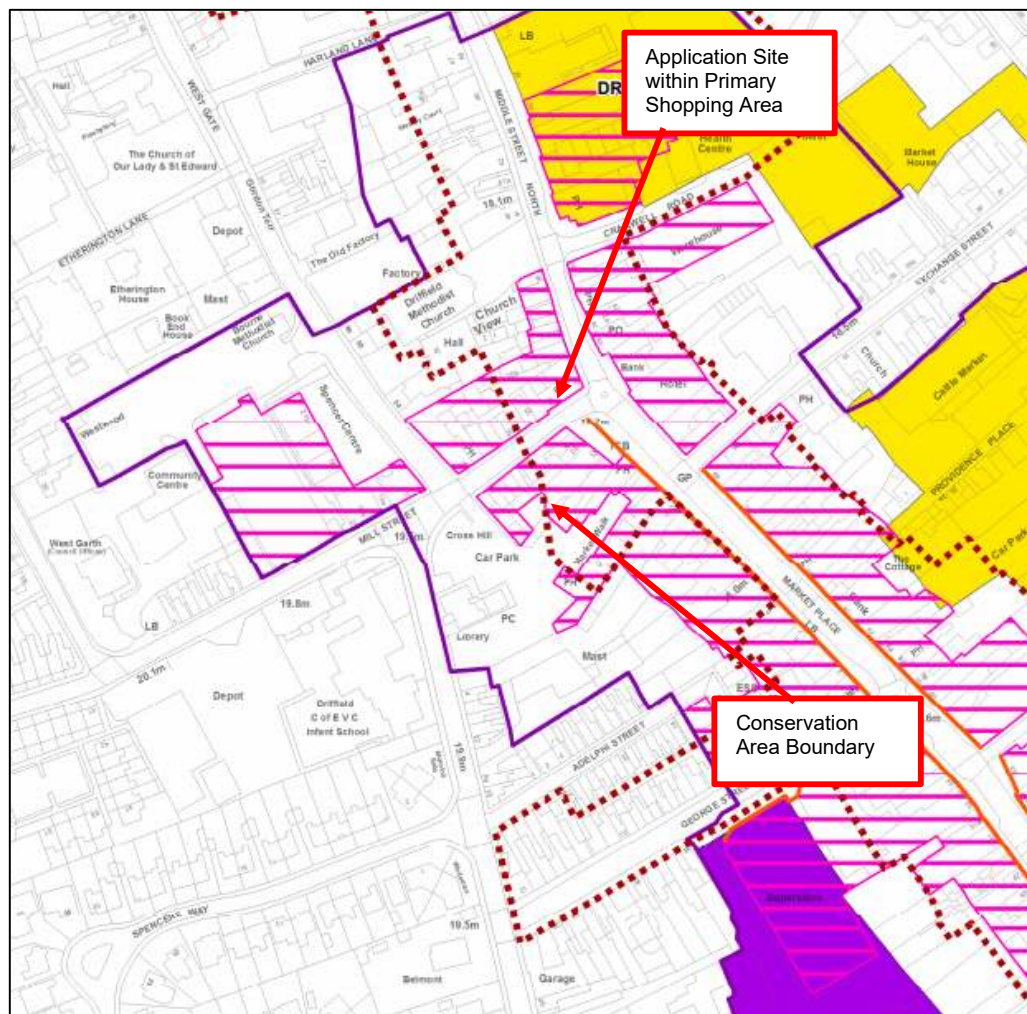


Image 5: Extract from Policies Map Driffield Town Centre Inset 12a (Source: ERYC)

- 6.2 Driffield is a 'Principal Town' as designated by policy S3 of the ERLP. This policy states that Principal Towns will be the centres of economic development. They will be a key focus for services and facilities including leisure, entertainment, and recreation.

6.3 The ERLP vision for Drifffield states:

*“By 2029 Drifffield will have been a focus for new development in the northern area of the Wolds. Its role as the ‘Capital of the Wolds’ will have been strengthened by improvements to its retail, service and leisure facilities. The train station will continue to be an asset for the town, giving the town sustainable links with Bridlington, Beverley and the City of Hull.*

*Drifffield town centre will have been revitalised by new retail development and the sensitive redevelopment of its derelict sites. There will be a broader range of leisure and cultural facilities set within an improved public realm and the night-time economy will also have been enhanced.”*

6.4 Policy EC3 aims to strike a balance between promoting economic growth and the need to protect and promote the roles of the East Riding's Town and District Centres.

6.5 Paragraph 7.35 of the supporting justification states that a balance between retail and non-retail main town centre uses is required to maintain the vitality of primary shopping areas. Paragraph 7.37 refers to the *Town Centres and Retail Study* which highlights opportunities in some Town and District Centres to develop and diversify the evening economy, for example in Bridlington and Drifffield.

6.6 The proposed use, which is a bar specialising in craft beer would comply with the above policy and would be acceptable in principle, subject to all other material considerations being satisfied.

Impact on Viability and Vitality of the Town Centre

6.7 The site is located within the area designated as Drifffield Town Centre. It also comprises part of the Primary Shopping Centre defined in Policy EC3 of the ERLP. Policy EC3 states that town centres will function as the prime location for main Town Centre Uses. Part G specifies that proposals that help develop the night-time economy will be supported as valuable additions to the vitality and viability of Town

Centres where the operation of such activities can be controlled to address amenity implications.

6.8 The building is currently vacant and the proposed change of use from former bank to a public house would result in the building becoming occupied and maintained as well as the creation of 5 permanent and 3 part time jobs. As such, it is considered that the proposal will be a welcome addition to the town centre and would comply with Policy EC3.

6.9 Policy C2 relates to supporting community services and facilities. Part C of the policy will only permit the loss of health, education and other services and facilities if:

- 1. It is proved the existing use and proposals for alternative community uses on the site are not economically viable, and there is insufficient demand to support them.*
- 2. The loss is part of a wider proposal to improve service provision in the locality; or*
- 3. Existing facilities can adequately serve identified needs, in an equally accessible manner.*

6.10 It is worth highlighting that the bank (NatWest) that previously occupied the building were in fact the previous owners. The bank made a commercial decision to close and subsequently disposed of the asset. The building has been marketed for c. 1 year (following its acquisition by the current owners) and is available for rent. No bank or financial services provider has come forward as a potential tenant.

6.11 It is acknowledged that the proposal would result in the loss of a former bank which is considered to be a 'community facility' under Policy C2. The policy states that the loss of services and facilities will only be permitted where existing facilities are adequate to serve identified needs.

6.12 As such, a survey of bank facilities which are equally accessible has been carried out in Driffeld Town Centre as follows:

- Barclays Bank – 61 Market Place, Driffeld
- HSBC – 12 Market Place, Driffeld
- Lloyds Bank – 15 Market Place, Driffeld

- Yorkshire Building Society – 33-35 Exchange Street, Driffield

6.13 The map below shows the banks denoted by stars in relation to the application site. All the banks are accessible on foot from the application site and are concentrated within the Town Centre. The furthest bank from the application site is Barclays which is 150 metres to the south.



Image 6: Location of Banks in Driffield Town Centre

6.14 The proposal for change of use therefore complies with the above policies and guidance set out in the NPPF.

### Design

6.15 One of the core planning principles of the NPPF is that planning should seek to secure high-quality design and a good standard of amenity for existing and future occupants

of land and buildings. National planning policy recognises the role that high-quality design plays in creating sustainable places. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. The NPPF advises that in the assessment of design, consideration where appropriate should be given to layout, form, scale, detailing and materials.

- 6.16 Paragraph 124 of the NPPF states that *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 6.17 Policy ENV1 requires all proposals to contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use and has regard to the specific characteristics of the site’s wider context and the character of the surrounding area having an appropriate scale, density, massing, height and material.
- 6.18 The proposed alterations to the exterior of the building are limited. The proposed change of use has been designed taking into account its location within the Conservation Area (see Heritage section of this report) and the building being a focal point of the town centre.
- 6.19 Drawing No. 20.3039-04 shows the proposed elevations. There are no alterations proposed to the north and east elevations apart from replacement signage as shown on the application drawings. The proposed signage reuses existing signage fascias.
- 6.20 A flue on the north elevation will rise 1m above eaves height (see image below).

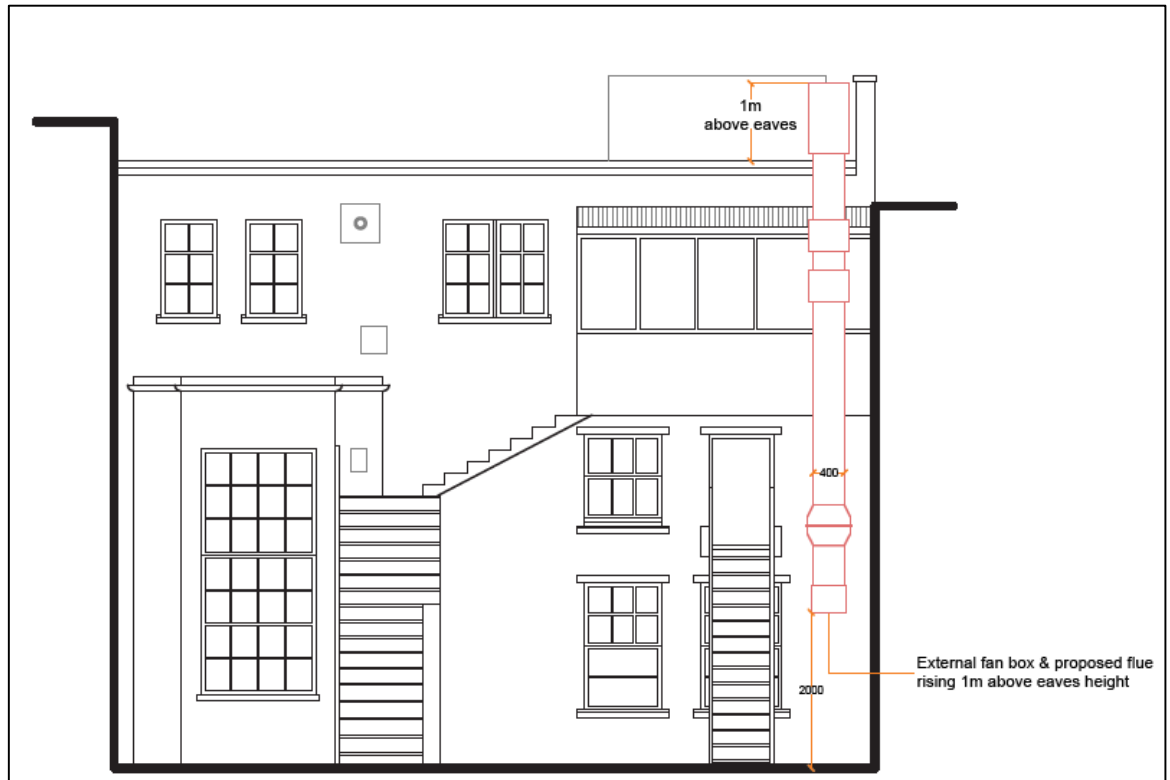


Image 7: North Elevation (Proposed)

- 6.21 To the western elevation, an existing window will be blocked up, rendered and painted cream to match the existing wall. A heat dump and condensing unit (the cooling mechanism for the cellar) will be mounted above the proposed new double doors which access the yard. The new doors are proposed in order to meet the requirements of the fire safety regulations. It is considered that the proposed external alterations are limited and face into the rear yard which cannot be seen from public views. As such, it will not detract from the character of the building or impact upon the character of the Conservation Area. All materials will be to match existing.

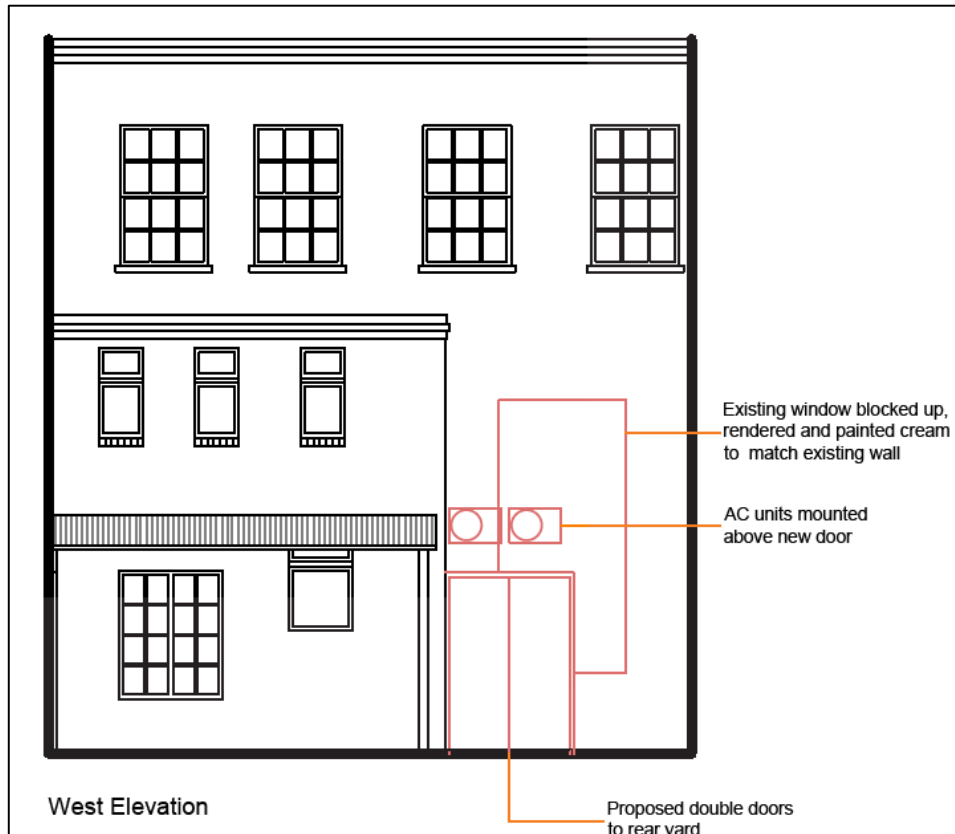


Image 8: West Elevation

### Access

- 6.22 Policy EC4 of the ERLP relates to enhancing sustainable transport. The policy seeks to increase overall accessibility, minimise congestion and improve safety. New development will be supported where it can be made accessible by sustainable modes of transport and addresses its likely transport impact.
- 6.23 The proposed change of use is not anticipated to result in any material change of use to the existing access to the premises. As a community-focused bar, it is anticipated that customers will walk, cycle or use public transport. As such, no significant increase in vehicle traffic is anticipated and there will not be any significant increase in demand for vehicle parking over and above the current/former use. No additional parking is to be provided as part of the proposal, however, there are numerous car parking facilities in Driffield within proximity to the application site.

- 6.24 It is considered that the proposed change of use can be achieved which would be acceptable in terms of access, highway safety and have adequate parking and servicing provision. As such the proposal would accord with the provisions of policy EC4 and the NPPF.

#### Impact on Residential Amenity

- 6.25 Policy ENV1 of the ERLP states that development proposals should have regard to the amenity of existing and future occupiers.
- 6.26 The NPPF sets out that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (paragraph 127).
- 6.27 Policy ENV6 relates to managing environmental hazards and states that pollution will be managed to ensure that development does not result in unacceptable consequences to its users, the wider community and the environment.
- 6.28 The proposed operating hours (11am to 12 midnight, seven days a week with the exception of New Year's Eve when the pub will be open until 1am) are consistent with restaurants and bars in the vicinity to ensure that there is no additional noise or disruption outside the operating hours of the existing businesses in the area.
- 6.29 All deliveries and movements of bins/rubbish will take place during normal business hours. Customers will not be admitted to the Premises outside operating hours.
- 6.30 Live music would be restricted to within the premises. In terms of the external machinery, the condensing unit, heat dump and extractor are commercial low noise units that are located in the gated courtyard to the rear of the building and an appropriate distance from neighbouring properties.
- 6.31 Any waste will be collected in bins on the premises. The waste will be sorted into recyclable and non- re-cyclable waste, bagged and transferred to wheelie bins to be stored on the gated courtyard to the rear of the premises before collection. Arrangements will be made with the Council or an accredited waste carrier for weekly

collection. No external litter bins are proposed, the existing bins are adequate. No additional lighting is proposed as the existing street lighting is adequate. There is no residential accommodation proposed as part of this application.

- 6.32 As such, it is considered that the proposal would not have any significant adverse impacts on the amenities of occupiers of neighbouring properties. The proposed development would, therefore, comply with Policy ENV1 of the ERLP and guidance set out in the NPPF.

### Flood Risk

- 6.33 Policy ENV6 of the ERLP seeks to manage environmental hazards such as flood risk, coastal change, groundwater pollution and other forms of pollution to ensure that development does not result in unacceptable consequences to its users, the wider community and the environment.
- 6.34 The National Planning Policy Framework advises that development should be located in areas where there is the lowest probability of flooding. The site is situated in Flood Risk Zone 1 (see Image 9 below) where flooding from rivers and the sea is very unlikely. There is less than a 0.1% chance of flooding each year.



Image 9: Flood Risk Map (Source: Environment Agency)

## **7.0 Heritage**

7.1 The application site is located within the Driffeld North Conservation Area. As such the application should be determined in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the NPPF and policy ENV3 of the ERLP.

7.2 Paragraph 127 of the NPPF includes the policy that ‘decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; etc.’.

7.3 The NPPF provides extensive advice on the determination of applications affecting heritage assets. Heritage assets are defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This includes designated heritage assets (World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation) and assets identified by the local planning authority (including local listing).

7.4 Local Plan policy ENV3 states:

- A. *'Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.'*
- B. *The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:*
- 1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;*
  - 2. Listed Buildings and their settings;*
  - 3. Historic Parks and Gardens and key views in and out of these landscapes;*
  - 4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;*
  - 5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;*
  - 6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;*
  - 7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;*
  - 8. The nationally important archaeology of the Yorkshire Wolds; and*
  - 9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.*
- C. *Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.'*

7.5 National policy recognises that the historic environment is an irreplaceable resource and should be conserved in a manner appropriate to its significance so that it can be enjoyed by future generations. Paragraph 192 of the NPPF states:

*'In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.'*

7.6 The application site lies within the Driffield Conservation Area as shown in the image below.

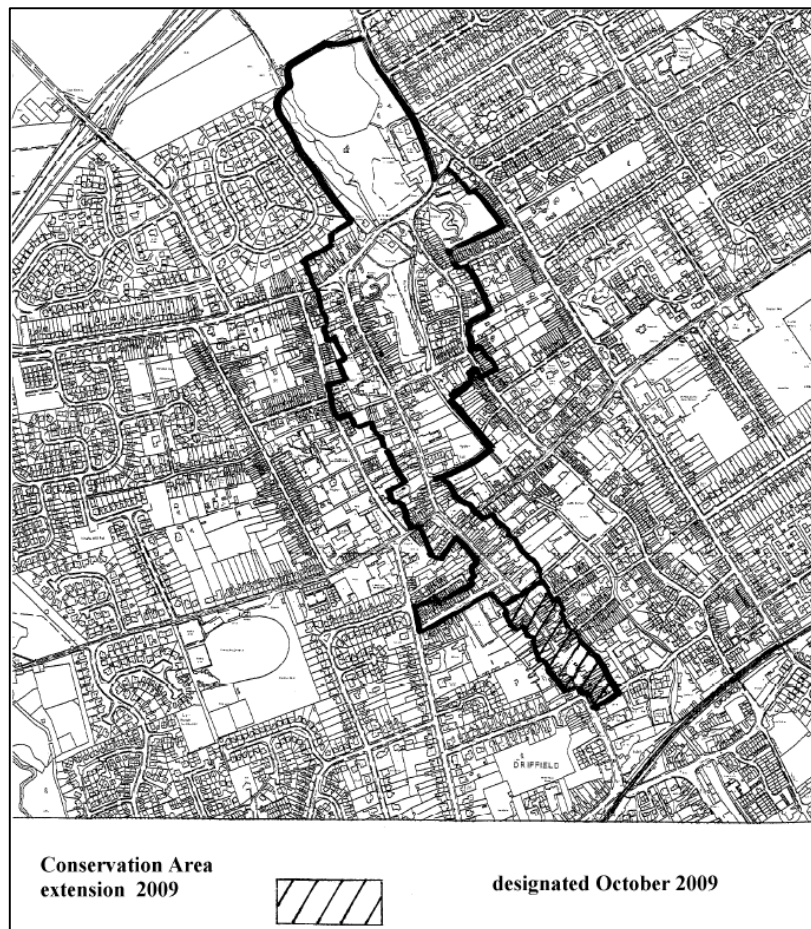


Image 10: Driffield North Conservation Area

7.7 Policy ENV3; Valuing our Heritage of the ERLP states that the character and appearance of heritage assets should be conserved including those elements that contribute to the special interest of Conservation Areas.

7.8 The Driffield North Conservation Area Appraisal (CAA) (October 2007) defines the special Interest as:

*“Dominated by the Church, which is of medieval origin, the Driffield (North) Conservation Area is made up of two subareas: Moot Hill and Hall Garth, with its less formal street pattern – and the more ‘grid like’ southern area which covers the main part of the town, with buildings dating from the late 18th century and up to today. Many of these are significant and characterful buildings.*

*Middle Street North, the town’s main artery, transforms itself from being residential at its north end, to being predominantly commercial and retail in the south, with light industry being relegated to its periphery.*

*It has also succeeded in maintaining a strong traditional, linear and unpretentious character and presents a centre which is on a scale that is larger than that found in most other East Riding towns.”*

7.9 There are a number of Listed Buildings in the Conservation Area including:

- Nos. 18 – 21, Bridge Street II
- No. 17 Bridge Street II
- No. 6 Leason House, Church Lane II
- Pritchett House, Church Lane II
- Bell Hotel, Market Place II
- No. 51 Market Place II
- The Old Falcon, Market Place II
- Tiger Inn, Market Place II
- Buck Inn & No. 2 Adjoining to right, Market Place II

- All Saints Church, Middle Street North I
- No. 22 Middle Street North II
- No. 25 Middle Street North II
- No. 58 Middle Street North II
- No. 62 Middle Street North II Headmaster's House, Mill Street II
- No. 6 New Road II Easterfield House & Wing Walls New Road II
- Nos. 31 & 32 New Road II
- Pinfold Approx. 65m East Of Highfield, Windmill Hill II
- Highfield, Windmill Hill II

7.10 There are no known heritage assets identified as being within the Site. The nearest Listed Buildings are shown on the map below with a blue triangle. The nearest Listed Building is the Grade II Listed Bell Hotel which is located across Market Place to the south-east of the application site.

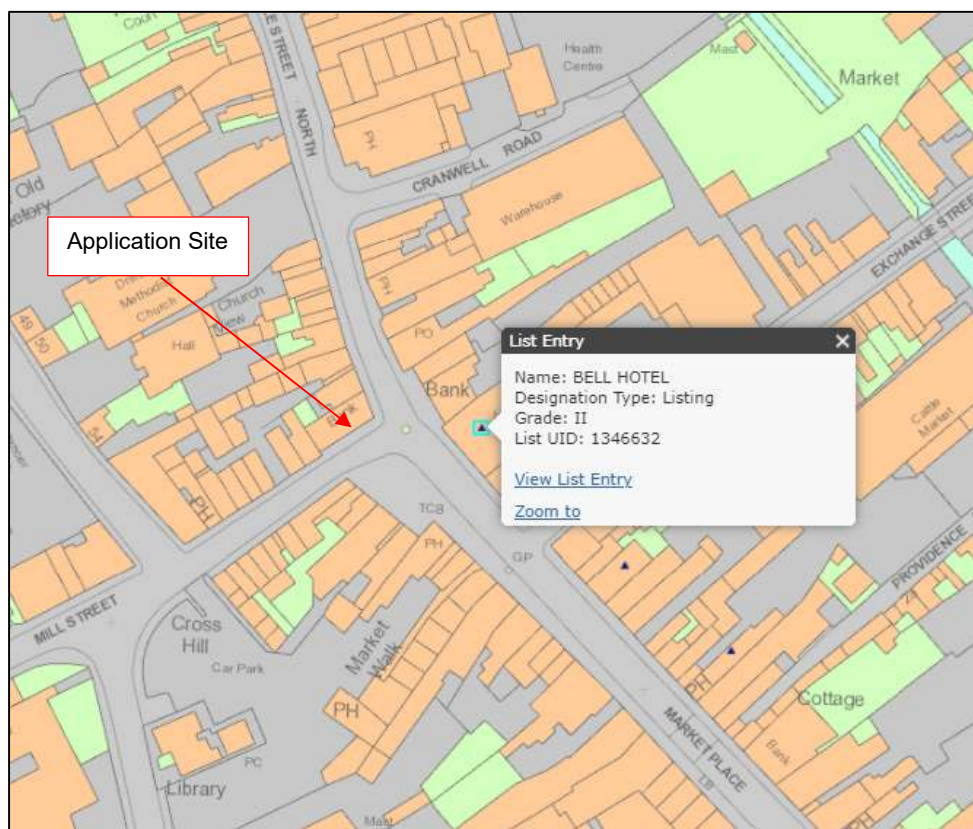


Image 11 - Listed Buildings in the vicinity of the proposal (Source: Historic England)

7.11 The CAA refers to 'Focal Point Buildings' which are *"...of a particular significance because of the additional visual importance they have, due to the prominence of their locations. Planning applications which relate to them will therefore be considered against the criterion that the quality of their design and detailing should reflect the importance of their setting."*

7.12 The former bank is shown in the CAA as being one of Drifffield's most prominent focal-point buildings due to its quality of design and positioning on the corner of a junction in the centre of the Town Centre.

7.13 In terms of building materials and features, the CAA states that:

*"The Drifffield (North) Conservation Area has a distinct brown/red hue to the majority of its historic brickwork from the 18th and early 19th centuries. By the end of the Victorian era, a greater variety of colours and materials are to be seen, particularly in the town's commercial buildings, where a building's prestige and noticeability was becoming an increasingly important element in its success. This has also resulted in a number of painted facades which, provided they are in an appropriate colour and are well maintained, can add to the interest of the street-scene. The later 20th century saw the use of lighter and more fashioned face brickwork which makes these buildings more noticeable. Painted brickwork facades can be found, though not in any great numbers, except in the area of St John's Road, here often being in conjunction with pebble-dash, which was fashionable around a century ago. Another Late 19th-century detail which is evident in this Conservation Area, though rare elsewhere in the East Riding, is the use of a rounded wall at the end of a front façade. Once again this suggests an appreciation of the importance of a more sophisticated form of architectural detail than is normally found."*

7.14 Paragraph 128 of the NPPF states that applicants need to describe the significance of any heritage asset that could potentially be affected by development, including any impact on the setting of the heritage asset. The NPPF goes on to state that "the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". The setting of an identified heritage does not necessarily only relate to its immediate curtilage but can also include the wider locality.

- 7.15 The proposed change of use does not involve significant external alterations to the building. The main changes to the outside of the building are the signage, together with the attachment of an external condensing unit and heat dump to the north elevation facing into the internal gated courtyard to the rear. An extractor fan servicing the kitchen is also vented on the west elevation facing into the rear courtyard. These alterations can only be seen from the private gated access to the rear of the building and cannot be viewed from Mill Street or Market Place (see image below).



Image 12 – Gated Rear Courtyard

- 7.16 The overall size and scale of the building will remain unchanged and there is no proposed change to the existing floor space.
- 7.17 The proposed alterations are small in scale and respect the historic character of the building and its setting within the Drifffield North Conservation Area. In terms of impact, the proposal would not impact on any key views, the relationship between existing buildings, in particular the setting of The Bell Hotel and the wider setting within the Conservation Area.

- 7.18 It is considered that the proposal will not alter the historic appearance of the building and will not detract from the overall appearance of the Conservation Area. The proposals would allow the building to continue to have a positive impact on the appearance of the Conservation Area and ensure that the building is maintained and preserved as “*one of Driffield’s most prominent Focal Point buildings.*”
- 7.19 The proposals will secure the future of the building and respond positively to the need to preserve the character and the setting of the building and the wider Conservation Area in accordance with local plan policy and the NPPF.
- 7.20 As such, it is considered that the proposal would, therefore, enhance the special interest of the Conservation Area.
- 7.21 Having regard to the above, it is considered that the proposed development would comply with policies ENV1 and ENV3 of the Local Plan, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

## **8.0 Conclusion**

- 8.1 The site lies within the development limits of Driffield within the Town Centre. The proposal involves bringing a former bank (which has lain empty since NatWest decided to shut its doors) back into active use and creating employment.
- 8.2 The application site is located within Driffield Town Centre and comprises part of the Primary Shopping Centre as part of Policy EC3 of the ERLP. Part G specifies that proposals that help develop the night-time economy will be supported as valuable additions to the vitality and viability of Town Centres where the operation of such activities can be controlled to address amenity implications.
- 8.3 To preserve the historic and architectural interest in this prominent focal point building and the setting of the nearby Grade II Listed Bell Hotel, all the proposed works are to be carried out sympathetically so that the character and appearance of the Conservation Area will be preserved and the setting of the Listed Buildings in the vicinity will not be harmed.
- 8.4 The proposed scheme will not pose a risk to highway safety and other matters of acknowledged importance, including residential amenity and flood risk.
- 8.5 The NPPF introduces a presumption in favour of sustainable development and this is currently a key material consideration in planning decisions. There are no significant adverse planning impacts in this case that would outweigh the benefits of this proposal to justify the refusal of planning permission. The policies in the ERLP are consistent with the planning merits of this proposal.
- 8.6 In summary, it has been demonstrated that there are no policies or other material considerations which would suggest that planning permission should not be granted.
- 8.1 We confirm that we represent the applicant with respect to this planning application. We will be in touch with the appointed planning officer in the coming weeks to discuss the proposed development.