

Consultee Comments for Planning Application 22/01785/PLF

Application Summary

Application Number: 22/01785/PLF

Address: Newbreaks Farm Kings Causeway Adlingfleet East Riding Of Yorkshire DN14 8DZ

Proposal: Conversion of existing agricultural building to two dwellings

Case Officer: Mr Calum Rowley

Consultee Details

Name: . Building Conservation

Address: East Riding Of Yorkshire Council, County Hall, Cross Street Beverley, East Riding Of Yorkshire HU17 9BA

Email: Not Available

On Behalf Of: Conservation Officer

Comments

Further recommendations made Less than substantial harm

The following comments have been formed in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF (National Planning Policy Framework) paragraphs 189, 194, 195, 197, 199, 200 and 202 as well as Policies ENV1 and ENV3 of the East Riding Local Plan (2016). Building Conservation have considered whether this proposal affects any listed buildings, the setting of any nearby listed buildings or any Conservation Area. In determining the comments, special regard has been paid to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess.

Having viewed the amended plans and correspondence on the file, the applicant has sought to address previous building conservation comments however whilst some of our suggestions have been clearly implemented, the amended plans still do not currently propose a scheme that rectifies all our concerns.

In previous comments, we recommended omitting the no.3 windows to the first floor of the east elevation, retaining one window (the opening currently exists) and we recommended reducing the no.6 large rooflights (three on each elevation) to match the size of others proposed as well as reducing the number from three to two. This was due to the concerns we had with the proposed quantity of glazing which created what visually appeared to be a wall of glazing. This element was assessed as being a visually intrusive feature out of keeping with the architectural and historical significance of the Grade II listed barn. Implementing our previous recommendations would have created a break in the wall of glazing proposed and would have allowed an existing window and materials to be retained.

We appreciate that due to structural concerns the preference would be to implement modern materials to rectify this issue, however we have considered the harmful impact this would have on the architectural and historical significance of the property and we still cannot see that clear and convincing justification has been provided in favour of implementing such a modern feature when it is believed that repair works can be carried out to make this area of the building structurally safe without compromising a traditional aesthetic.

Whilst the no.3 large rooflights (on each roof elevation) have been reduced in size, it is noted that all rooflights have been increased in size to what was initially proposed. The three rooflights on each roof elevation above the large, glazed area have not been reduced in number as previously recommended, and so this combined with the three glazed windows below (now proposed to have glazing bars) still create a wall of glazing which as described previously, is not in keeping with the architectural or historical significance of the property.

We therefore recommend that the three proposed windows to the first floor is reduced in number to two, leaving a sensitive break between both. We also recommend reducing the number of rooflights above this area to one, so that visually the glazed wall would no longer impact the roof. We also recommend reducing all rooflights on each roof elevation to the smaller size initially proposed, rather than the medium sized rooflights proposed on the amended plans.

The amended floor plan is supported, as is the omission of timber boarding below the windows on the far-left side of the east elevation.

E.W 22.09.2023