

Consultee Comments for Planning Application

23/03925/REG3

Application Summary

Application Number: 23/03925/REG3

Address: Goole Market Hall Estcourt Terrace Goole East Riding Of Yorkshire DN14 5AB

Proposal: Erection of sub-station, switch room, bin store and associated landscaping to existing yard, new roof covering and replacement roof lanterns

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

This application seeks planning permission to erect a sub-station, bin store and carry out associated landscaping to the existing yard as well as install a new roof covering and replace the existing roof lanterns at Goole Market Hall.

Goole Market Hall is a handsome late-19th century building. It is not listed, though it does sit within the Goole Town conservation area and contributes historical, evidential and aesthetic value. The inland port of Goole is one of the few towns in England which were founded and built by one company for one commercial purpose. Its rich industrial history left a unique built heritage. Due to its relatively recent establishment, Goole has few buildings which predate 1829. However, it boasts an eclectic architecture, using a wealth of styles and materials, many of them gleaned from the larger towns of the West Riding. Its rapid expansion, the publicly inaccessible dock areas and some post World War II clearances have resulted in a rather fractured urban grid. Whilst this feature did not help in developing a coherent urban core, it has created a diverse urban pattern. Goole's rapid growth during the Victorian era has left a valuable source of architectural examples of the age, a history which it is important to preserve and enhance. Goole Market Hall is a fine example of Victorian architecture and contributes positively to the Goole Town conservation area.

Having viewed the submitted documents, it is clear that for the most part the proposed development is sympathetic and would bring a locally important building back into beneficial use.

Considering the roof covering of concrete tiles is not original, and is not visible from the main public highway, there are no concerns with its replacement with light weight fibre cement tiling. The proposed material is little different to the existing and would be unlikely to impact the

character and appearance of the conservation area. In relation to the existing single glazed roof lanterns, they are a unique feature for the Market Hall. Whilst it would be a shame to lose the historical value that single glazing contributes to the special interest of the Market Hall, it is understood from a perspective of trying to improve energy efficiency that replacing with double glazing would increase the likelihood of the space being able to be used comfortably. The removal of the mid-late 20th century decorative market stalls would impact the historical and evidential value of the building; however the original steelwork is to be retained as existing which is positive. The harm caused through the loss of the later additions is considered to be outweighed by the benefit of the building being brought back into beneficial use.

There are no concerns with the erection of a substation, switch room and bin store or the associated landscaping to the existing yard. The proposed landscaping would enhance this part of the conservation area. The proposals for the north elevation including replacing glazing to the ground floor, installing polycarbonate cladding to the first floor and erecting a metal canopy is supported. The north elevation is not the principal elevation and has already been altered as evident from the existing large area of glazing. The proposal for this elevation would be unlikely to alter the level of harm caused to the character and appearance of the conservation area.

Reopening an existing blocked over entrance on the east elevation is positive. This elevation holds the most interest historically and aesthetically. The retention of the original windows to the first floor combined with re-opening an entrance would enhance this part of the conservation area. There are no concerns with the proposal for the south elevation as little is changing.

The proposed development would enhance this part of the Goole Town conservation area and would bring a prominent and locally important building back into beneficial use. It is therefore considered that this application is supportable from a Building Conservation perspective as it is identified to comply with paragraphs 195 and 205 of the NPPF and Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

E.W 27.02.2024