

APPLICATION FOR LISTED BUILDING CONSENT
PROPOSED EXTERNAL DECORATION WORKS INCLUDING
NEW LIME RENDER TO SIDE ELEVATION WALL
FORMER GRANTS BISTRO, 22 NORTH BAR WITHIN
BEVERLEY, HU17 8AX



Heritage, Design & Access Statement

The application site is traditional three storey structure located in a prominent position on the corner of North Bar Within and Hengate.

The property has been in use as a restaurant for many years before closing.

The property retains many of its traditional characteristics both internally and externally although it is evident that some alterations have taken place internally over the years.

The building is Grade II* Listed and is within the North Bar Within Conservation Area of Beverley.

Historical / Building Information

- Listed on 1950
- Built early 18th Century with alterations.
- 3 storeys high in red brick with pantile roof, with 2 gabled dormers with sliding casements to Hengate elevation. Eaves cornice on 4 heavy corbels. 3 windows, dummies to top floor. Band between 1st and 2nd floors. Coped gable end to left with kneeler. Ground floor shop front with 3 wood Doric pilasters, bow window with glazing bars, shaped bracketed cornice c.1795.
- Elevation to Hengate, stucco, 2 storeys and attic. Wood eaves on block brackets. 4 windows wide. A 2-panel and a 6-panel door, rectangular fanlights. Good interior. Staircase very similar to that in No 19: pseudo-cantilevered open string, no newels, semi-spiral curtail, spiral-twisted balusters of mid C18 type, panelled dado on staircase and landing. Three early C18 chimneypieces with simply moulded stone surrounds in first floor rooms, and one in attic (with late C18 cast iron grate).

Source: Historic England

Site History

19/03603/PLF Change the use from Restaurant (A3) to Retail (A1) (Unit 1) and flexible permission A1 (Retail), A2 (Financial and Professional Services) or B1A (offices) (Unit 2) and creation of two Self Contained Apartments (C3) – Approved (**Approval has now expired**)

19/03604/PLB Internal alterations to Listed Building including installation of new internal walls and doors and alteration to 1 door opening | Former Grants Bistro 22 North Bar Within Beverley East Riding Of Yorkshire HU17 8AX – Approved

22/03427/VAR Variation of Condition 2 (Use Class) and Condition 3 (Approved Plans) of planning permission 19/03603/PLF
Grants Bistro 22 North Bar Within Beverley East Riding Of Yorkshire HU17 8AX
(**Expired in conjunction with Application Ref 19/03603/PLF**)

22/01516/PLB Internal alterations to create 2 commercial units at ground floor, 2 self-contained apartments to first and second floor including fixing shut 2 ground floor doors, removal of kitchen equipment and remodelling of toilets to form kitchen/wc for commercial unit 2 at ground floor; installation of glazed screen and door and internal stud partitions and doors to flat 1 on first floor; creation of access from 1st floor with stairs to form living room and kitchen for flat 1; removal of existing stud partition to create flat 2 on second floor; and alterations to 3 windows at second floor by removing internal boxing (AMENDED PLANS AND DESCRIPTION)
Former Grants Bistro 22 North Bar Within Beverley East Riding Of Yorkshire HU17 8AX
Status: Approved 12 February 2024

23/03225/PLF Change of use of former restaurant to form 2 commercial units (Class E) at ground floor and 2 flats at first and second floor
Former Grants Bistro, 22 North Bar Within, Beverley, East Riding Of Yorkshire, HU17 8AX,
Status: Approved 12 February 2024

The Proposal

The proposal comprises the external decoration to the front elevation (North Bar Within) and the side elevation (Hengate) which also includes repairs to the existing side elevation to Hengate with new lime tender.

The submitted elevation drawing shows the decoration proposed as follows:-

Painted windows and window frames – White (RAL 9010)
Masonry painted rendered walls – Off White/Oyster White (RAL 1013)
Gutters, rainwater downpipes – Black (RAL 9005)
Doors/Shopfront - Anthracite (RAL 7016)

This work would be carried out and completed following the change of use of the property to 2 commercial units and 2 flats being completed as per planning and listed building approval references 23/03225/PLF & 22/01516/PLB.

Heritage Assessment

The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.

Where there are a number of periods of historical development, the character of individual parts of the Conservation Area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.

All Policies relating to Listed Buildings and Conservation Areas need to be understood in the context of the statutory requirements.

The desirability of preserving the listed building is enshrined within Sections 16(2) and 66(1) the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) which states, in part: 'In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting.'

With regards to Conservation Areas, Section 72(1) of the Act requires that: "In the exercise, with respect to any building or other land in a conservation area, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"

In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

In determining applications, Local Planning Authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

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.

Summary

Externally the building has changed very little over the years and benefits from retaining existing features which only heighten its special architectural and historic interest and in view of this the decoration work proposed would protect these features for years to come.

Access Statement

The existing access arrangements into the building remain unchanged by the proposed redecoration works.