

COMMITTEE REPORT

Committee: East Area **Ward:** Heslington
Date: 10 April 2008 **Parish:** Heslington Parish Council

Reference: 08/00192/CAC
Application at: Enclosure Farm Main Street Heslington York YO10 5EA
For: Conservation area consent for demolition of existing barns
(retrospective)
By: Mr Brown
Application Type: Conservation Area Consent
Target Date: 25 March 2008

1.0 PROPOSAL

1.1 The application relates to a site (0.223 hectares) located at the rear of properties fronting Main Street, Heslington. The site consists of a number of traditional one and two storey buildings formally associated with Enclosure Farm. The access to the site is off Main Street and runs along the south eastern boundary of Enclosure Farm. The site is surrounded by housing development to the south and east with garden areas to the north. A property known as Garth Ends is located 1 metre beyond to the south eastern boundary of the site adjacent to the former Barn D.

1.2 The buildings on the application site are currently being converted to residential use under planning approval 07/01046/FUL (proposed conversion of redundant agricultural buildings to 3 no. domestic dwellings) which was approved at Planning Committee on 9th August 2007. All works on site have ceased following the collapse of Barns D and E.

1.3 This application seeks retrospective Conservation Area consent for demolition of Barns D and E. The application is accompanied by a planning application, which seeks approval to rebuild and extend Barns D, and E as approved under planning approval 07/01046/FUL for residential use. Barn D would comprise of a part single, part two storey two bedroom dwelling. Barn E would comprise of a small ancillary store for Barn D and a home office, workshop and store for Barn A. A single garage allocated to Barn D is located within a garage block attached to Barn B.

1.4 The application site is located within the Heslington Conservation Area.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Heslington 0029

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Listed Buildings Grade 2; 18 Main Street Heslington

Schools Lord Deramore's Primary 0208

2.2 Policies:

CYHE3

Conservation Areas

CYHE5

Demolition of Listed Buildings and Buildings in Conservation Areas

3.0 CONSULTATIONS

3.1 Internal

Urban Design and Conservation

The property is located within the Heslington Conservation Area no.28. It is regrettable that the fabric of two of the original buildings on the site has been lost. The original layout, scale and architectural character of the barns added greatly to the character of the site and illustrated the historic use of the buildings as part of Enclosure Farm. The information supporting the current application suggests that the material from the two barn buildings have been salvaged for re-use as part of the redevelopment works. Given that the two agricultural buildings have been demolished and are no longer present on the site, it is important to consider the scale and character of this group of buildings at Enclosure Farm is not greatly altered. The applicant intends to rebuild the original agricultural buildings, in accordance with the approved plans 07/01046/FUL. This will result in the recreation of the grouping of buildings at Enclosure Farm and consolidate the existing character and appearance of the Conservation Area. The new development will lack the authenticity of the original building fabric due to the unauthorised works of demolition carried out on this site.

3.2 External

Heslington Village Trust

Raised concerns at the unauthorised demolition of Barns D and E and consider they have little option but to accept the re-building of the barns. Questioned clarity of plans for the uses of Barns D and E. Object to the current application on the grounds that the archaeological conditions attached to the original consent, requiring a watching brief and recordings, have not been adhered to.

3.3 Four emails/ letters of representation have been received from local residents, raising the following points;

Implementation of conditions attached to the previous approval; hours of construction; materials; size of building should be as previously approved (footings are larger); garden land to the south and east of Barn D to be reinstated; rebuilding of boundary wall to the rear of 18 Main Street.

4.0 APPRAISAL

4.1 Key Issues

- Policy Context
- Affect on Heslington Conservation Area

4.2 Policy Context

The site is located within Heslington Conservation Area and the demolition of the barns is therefore controlled by section 74 of the Planning (Listed Building and Conservation Areas) Act 1990. Guidance contained within PPG15 - Planning and the Historic Environment advises that special attention should be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Account should be taken of the architectural or historic importance of the building for which demolition is proposed and the wider affects of demolition on the building's surroundings and the Conservation Area as a whole. It goes on to state that consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the Local Planning Authority is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a Conservation Area. It advises that it will often be appropriate to impose on the grant of consent for demolition a condition to ensure that development does not take place until a contract for the carrying out redevelopment works has been made and planning permission granted.

Policy HE3 of the City of York Draft Local Plan states that proposals for demolition of a building will only be permitted where there is no adverse affect on the character and appearance of the Conservation Area. Policy HE5 reiterates the guidance in PPG15 and states that Conservation Area consent will not be granted for demolition of buildings, which positively contribute to the character, or appearance of the Conservation Area. Where exceptionally demolition is permitted, no demolition shall take place until a building contract for the carrying out of the redevelopment works has been made and planning permission granted.

4.3 Conservation Area

The site is located within the Heslington Conservation Area. The demolition of the former barns known as D and E was unauthorised. The agent has previously advised that during works on site the barns partially collapsed and were demolished for safety reasons.

The barns formed part of a group of former agricultural buildings associated with Enclosure Farm, which made a positive contribution to the character and appearance of the Conservation Area and illustrated the former historic use of the site. The demolition of buildings within Conservation Areas, which make a positive contribution, is not normally permitted. It is therefore regrettable that the barns were demolished. In order to recreate the character and appearance of this part of the Conservation Area it is considered important that the barns be rebuilt so a gap is not left within site and the former cluster of farm buildings is restored. A planning application to rebuild the barns (as altered and extended under planning approval 07/01046/FUL) accompanies this Conservation Area consent application.

The Conservation Officer has raised the point that whilst the replacement barns will consolidate the existing character and appearance of the Conservation Area they will lack authenticity, as they will not be the original building fabric. The agent has advised that the materials from the original barns has been reclaimed and is being stored on the site. Conditions are proposed on the planning application requiring the reclaimed bricks to be used to rebuild the barns and a sample panel approved. All other materials will also be subject to approval prior to development commencing.

5.0 CONCLUSION

5.1 Whilst the demolition of the barns has had a negative impact on the Conservation Area, their rebuild will restore the former character and appearance, therefore the application is recommended for approval. As the application is retrospective no conditions are required to be attached to the granting of consent.

6.0 RECOMMENDATION: Approve

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the Heslington Conservation Area. As such the proposal complies with Policies HE3 and HE5 of the City of York Draft Local Plan.

Contact details:

Author: Kirsty Catlow Development Control Officer

Tel No: 01904 551668