

PLANNING COMMITTEE MEETING AGENDA

Monday 14 March 2016

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WARD AND**APPLICATION No.****PROPOSED DEVELOPMENT AND SITE ADDRESS**

*GLUSBURN
32/2015/16081*

*CONSTRUCTION OF PIPE SUPPORT GANTRY WITH ASSOCIATED
PIPEWORK INSTALLATION AND INSTALLATION OF ADDITIONAL
EXTERNAL YARD LIGHTING.*

ENTERPRISE CENTRE, SKIPTON ROAD, CROSS HILLS.

APPLICANT NAME: AIREDALE CHEMICALS CO LTD

TARGET DECISION DATE: 29/09/2015

CASE OFFICER: Mark Moore

This application is referred to the Planning Committee because of public interest and because the proposals are linked to other development on the site that was subject to an application (Ref: 32/2015/15584) previously considered by the Planning Committee.

1. Site Description

- 1.1 The Airedale Chemical premises are located within the Midland Mills business estate, which is part of a larger employment area located between Station Road and Skipton Road at Cross Hills.
- 1.2 The application premises comprise a mixture of old industrial buildings and modern business units, together with associated land. The applicant's full land holding is bounded by the Leeds to Skipton railway line to the south, by other industrial premises to the west, east and north and also by residential properties located on Station Road to the west.
- 1.3 The access to the site is from Skipton Road to the east.
- 1.4 The site is located within the development limits of Cross Hills and Glusburn as defined in the adopted Craven District (Outside the Yorkshire Dales National Park) Local Plan (1999); and is allocated as an 'Established Industrial Area'.
- 1.5 As Airedale Chemicals is categorised as a Major Hazard Site the application site falls within a buffer zone where consultation with the Health & Safety Executive (HSE) may be necessary. This is dependent upon the application details and would only apply where the proposal involves the storage of hazardous materials (as defined in the Town and Country Planning (Hazardous Substances) Regulations 1992.

2. Proposal

- 2.1 This application seeks retrospective approval for the installation of a pipe gantry and for the erection of floodlighting at the western end of the site.
- 2.2 The works have been undertaken in conjunction with proposals to revise extant planning permissions and seek alternative permission to site 13 storage vessels within a concrete bund. This was subject to a separate planning application (Ref: 32/2015/15584) that was determined at a meeting of the Planning Committee on 21 December 2015.
- 2.3 The pipe gantry comprises a series of stanchions set 3.5m apart that support pipes running parallel to the ground. The maximum height of the stanchions is 6.5m whilst the highest pipe is 6m above ground level the lowest being 4.2m. The gantry is located alongside existing buildings and is a means by which pipework has been bridged from a warehouse to the storage vessels located approximately 60m further to the south.

Officer note: As the pipe gantry follows the building line around the edge of the site the overall length is approximately 94m.

2.4 The proposed lighting comprises 17 x 55W LED floodlights set 6.5m high and located in an 'L' shaped array on top of the pipe gantry stanchions. The lighting is located at the north-west corner of the yard area.

2.5 In addition to the above there are a further 3 lighting columns located around the concrete bund containing the storage vessels. The lighting columns (although shown as existing on the submitted plans) are for consideration as part of this application.

Officer note: The submitted plans show existing lighting that is attached to the rear of the adjacent Midland Mills building and to the top of the warehouse building at the north side of the site. This particular lighting does not require planning permission and therefore does not form part of this planning application.

NB. The lighting for which approval is sought is located on columns and therefore requires planning permission.

2.6 A row of leylandii trees have been planted along the western side of the site boundary to screen the site from the nearby terraced residential properties located on St Andrew's Terrace.

Officer note: Since the submission of the application the positions of the lights have been changed in order to direct the lighting further into the site and away from the pipe gantry which was hitherto being illuminated.

3. Planning History

3.1 The Airedale Chemicals site has a long planning history commencing with the change-of-use of an ex gas holder station to office store, workshop and builders yard in November 1975 and followed by several subsequent commercial and industrial use permissions.

3.2 The more recent relevant applications to the application site are: -

3.3 32/2000/0056: Removal of existing north light roof structure and replacement with portal frame roof structure clad in metal profiled steel sheeting. Approved April 2000.

3.4 32/2005/5306: Demolition of existing office and stores, construction of new workshop/storage units, improvements to existing access roads. Refused May 2005 on highway safety grounds.

3.5 Planning Ref. 32/2006/6600. To construct a breeze block/reinforced steel chemical liquid bund, 25.0 m long, 5.3 m wide and 3.5m tall and erect 5no. Liquid bulk storage tanks each 10 metres in height and 3.08 metres diameter. Refused September 2006 due to the visual harm caused to the wider area.

3.6 32/2006/6119: Hazardous Substances Consent for the storage of Sodium Bichromate and Formaldehyde. Approved January 2007.

3.7 32/2006/6796: To construct a breeze block/reinforced steel liquid bund, 25.0 m long, 5.3 m wide and 3.5m tall. To place within the bund 5 chemical liquid bulk storage tanks each 8 metres in height and 3.5 metres diameter (re-submission of refused application 32/2006/6600). Approved January 2007.

3.8 32/2013/13843: Installation of 7 No. Storage Vessels and Bund, and Erection of Gantry/ Bridge for Pipework. Approved October 2013.

3.9 32/2013/13908: Install 6 storage vessels and bund. Approved October 2013.

- 3.10 32/2015/15584: Installation of 13 No storage vessels with safety guard rails, concrete bund and boundary screening (application includes relocation of vessels approved elsewhere on the site to allow siting of them in one location). Approved December 2015.
4. Planning Policy Background
- 4.1 **Saved Policies in the Craven District (Outside the Yorkshire Dales National Park) Local Plan:**
- EMP4: Employment Development within Development Limits and Established Industrial Areas.
- ENV18: Light Generating Development.
- 4.2 **National Planning Policy Framework.**
- 4.3 **National Planning Practice Guidance.**
5. Parish/Town Council Comments
- 5.1 **Glusburn & Crosshills Parish Council:** No comments made directly in relation to this application. However the following comments have been extracted from the PC response to application ref: 63/2015/15884 and are of relevance:
- Light pollution to nearby properties is an issue. PC question if it is now higher than the original permission and comment that the gantry in the application is above the mill original plan.*
6. Consultations
- 6.1 **CDC Environmental Health:** The site is operated via an Environment Agency Permit; the Environment Agency will therefore be best placed to comment on any potential environmental protection implications.
- 6.2 **NYCC Highways:** No objections.
- 6.3 **Environment Agency:** The EA has no objections to the proposal from a planning point of view but has made the following comments:
- Airedale Chemical Company Ltd has an environmental permit (RP3238SE) under the Environmental Permitting Regulations. This permit includes requirements for the company to have management systems in place to identify and minimise risk of pollution. This includes the use of maintenance systems and management of change. Assessment of routing considerations and implementation of appropriate maintenance schedules for pipework and supports, and protection of these from impact where appropriate is included in these requirements. The environmental permit does not include any environmental assessment or regulation of lighting.
- In a follow up response the EA has also commented:
- Airedale Chemical Company Ltd are regulated by the Environment Agency under the Environmental Permitting Regulations, permit number EPR/RP3238SE, and as a lower tier site under Control of Major Accident Hazards (COMAH) Regulations.
- Changes to bulk storage on the installation require a variation to the Environmental Permit EPR/RP3238SE. Airedale Chemical Company Ltd have applied for two variations in relation to this planning application, permit RP3238SE/V006 (issued 25/6/14) and RP3238SE/V007 (issued 7/4/15) which look at the changes to the bulk tank storage on site and associated bunding. These permit variations include permitted activities taking place on site as well as emission points.

Visits to the operator to inspect their operations against the environmental permit have been carried out regularly and have included discussion and requirements for emergency plans and risk assessment. If findings show that the operator is not compliant with their Environmental Permit, enforcement action is taken in line with the Environment Agency Enforcement and Sanctions Statement to secure compliance.

3 minor breaches have been recorded in 2015 against Airedale Chemical Company Ltd. 10 minor breaches and 2 significant breaches were recorded in 2014. The 2 significant breaches and 5 of the minor breaches in 2014 resulted from an investigation into the nitric acid vapour emission from the installation, for which the HSE secured a prosecution. Remedial actions from these investigations have been used to improve risk assessments, management systems and emergency plans.

Under the Environmental Permitting (England and Wales) Regulations 2010 permitted sites should not cause harm to human health or pollution of the environment. The operator is required to have appropriate measures in place at the site to prevent pollution to the environment, harm to human health, the quality of the environment, detriment to the surrounding amenity or damage to material property. Measures are reviewed as part of an application for an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 and by ongoing regulation of the permitted site.

7. Representations

7.1 Four letters of objection have been received from local residents and are summarised as follows:

- Light pollution has adversely affected the amenity of local residents and further lighting on the site would be intrusive and should not be allowed.
- If planning application 63/2015/15584 is approved then safety rails around the tank perimeter will take height of the vessels higher again and would be seen from the public road. Also chemicals will be transferred from the vessels through the fixed pipework.
- Pipe gantry is too high and is at least 2m above the agreed height limit.
- Safety record of Airedale Chemicals is not good as evidenced by recent incident and fine. Development would exacerbate safety issues.

8. Summary of Principal Planning Issues

8.1 The impact of the development on the general amenities of the area.

9. Analysis

9.1 There are two distinct elements that need to be considered with this application:

- the impact of the pipe gantry; and
- the impact of the lighting.

9.2 A 'core principle' of the NPPF is that the planning system should proactively drive and support sustainable economic development and growth. Section 1 of the Framework (Building a strong, competitive economy) therefore requires local planning authority's to support business sectors. However, the Framework seeks in broader terms to strike a balance between the need to support business growth and the environmental impacts of development. Consequently, securing high quality design and a good standard of amenity for local residents are core principles that also need to be taken into consideration.

- 9.3 Paragraph 14 of the NPPF advises that where the development plan is silent permission should be granted for development proposals unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits.
- 9.4 Paragraph 69 advises that decisions should aim to achieve places which promote safe and accessible environments.
- 9.5 The National Planning Practice Guidance (NPPG) provides general design guidance which sets out a requirement for the local planning authority to be mindful of the visual impact and effect on the amenity of the occupiers of neighbouring properties when determining planning applications. There is also advice on light pollution and the NPPG comments that '*the character of the area and the surrounding environment may affect what will be considered to be an appropriate level of lighting for a development*'. It also advises that intrinsically dark landscapes should be carefully assessed.
- 9.6 Saved Local Plan Policy ENV18 seeks to minimise light pollution and requires development that includes lighting to demonstrate that:
- The lighting scheme is the minimum required to undertake the task
 - Light spillage is minimised particularly to residential areas
 - There would be no dazzling or unacceptable distraction of drivers using nearby highways.

Pipe Gantry:

- 9.7 In assessing the pipe gantry it is necessary to take into consideration the fact that it is set within a commercial development that is in turn part of a larger area of employment land, albeit one in close proximity to residential development. Specifically, the structure is not one that would appear out of character with the general tone of the area and is in no way incongruous or inappropriate development in the context of the Airedale Chemicals site.
- 9.8 It is acknowledged that the gantry can be viewed from outside of the site but the visual impact of the structure is for the most part contained within the application site and the intermittent views from the periphery of the site are not considered to be significant to an extent that would justify refusal of planning permission.
- 9.4 In coming to the above view the need for the gantry to safely carry the pipework across the site between the vessels and the warehouse is noted. The site is regulated by the Environment Agency and by HSE legislation that stipulate much of the way it is laid out and operated. However, having regards to the NPPF requirements the amenity of the occupiers of neighbouring residential properties has to also be acknowledged as are the more general requirements for good design.
- 9.5 In this case it is difficult to argue that the development represents good design but it is necessary to note that the NPPF also sets out a requirement to weigh up the benefits of development against the dis-benefits when reaching a decision. Perhaps more importantly in the context of this application the NPPF stipulates that it is only appropriate to refuse permission when the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 9.6 In this case it is not considered that the adverse impacts of the pipe gantry, which are primarily limited to the views of it from the periphery of the site, are significant enough to warrant refusal of planning permission.

Lighting:

- 9.9 The second issue for consideration is that of the lighting. In this particular case the site is within an urban environment rather than an unlit rural landscape. There is street lighting on Station Road, lighting elsewhere throughout the application site

and also on neighbouring commercial sites and therefore the site is not the only source of light pollution in the area. For this reason it is considered that it would be unreasonable to refuse planning permission outright for any lighting on the site on the grounds of loss of amenity. Nonetheless it remains necessary to consider the specific impacts of the lighting that has been installed.

- 9.10 The lighting as it was originally positioned was illuminating the gantry creating the effect at night time of an illuminated 'band' around part of the site. This band was also backlighting the line of tree screen planting intended to protect the amenity of the occupiers of properties at Station Road and St Andrew's Terrace. Following negotiations with the applicant, this issue has since been improved as the applicants have now positioned the lights to shine further into the site and away from the gantry.
- 9.11 The additional lighting columns around the storage vessels are slightly less intrusive than the lighting above the pipe gantry from the west of the site but are nevertheless visible in conjunction with the pipe gantry lighting from the south in particular from the rear of properties at Airedale View.
- 9.12 A number of complaints have been made regarding the impact of the lighting on the surrounding residential properties. The site has been inspected at night by the case officer and it is the case that the levels of illumination have resulted in a degree of light spillage that is visible from the periphery of the site and was, in officer's opinion unacceptable prior to the re-positioning of the lights. There is no question that the lighting remains visible to the occupiers of neighbouring properties but the re-orientation has greatly reduced the impact and overall it is considered that the effects are not significant enough to warrant refusal of planning permission.
- 9.13 In coming to the above view it is noted that there is lighting on neighbouring commercial buildings, lighting on the adjacent Midland Mills being particularly noticeable from the main road. Consequently, the Airedale Chemicals site is not solely responsible for the problem of light pollution in the area. The Midland Mills lighting is to be changed following a recent planning approval and will be conditioned to be turned off between the hours of 00.00 and 06.00 (save for emergency motion sensed intruder lighting) and therefore its impact should be limited. This is not an option at the Airedale Chemicals site which requires 24 hour operation and therefore a similar condition would not be reasonable in respect of this planning application.

Officer note: As part of the recent planning approval for the vessel store (ref: 32/2015/15584) the applicants proposed the erection of a screen at the south-west corner of the site. They have confirmed that it is their intention to undertake that development which will not only be a visual barrier but should help to reduce light spillage to the south of the application site.

10. **Recommendation**

That retrospective planning permission is granted subject to the following conditions:

Conditions

1. The approved plans comprise Drawing No's 1620-21-02 and 03 received by the Local Planning Authority on 4th August 2015.

The lighting hereby approved shall remain positioned so as to avoid illumination of the pipe gantry.

Reason: To specify the terms of the permission and for the avoidance of doubt.

Informative

1. This permission does not authorise the storage of hazardous materials. There is a separate regime of control for the storage of hazardous substances under the Planning (Hazardous Substances) Regulations 1992. If these are to be stored on the site it is the responsibility of the occupiers of the site to ensure that all necessary licences and consents are obtained and complied with.

Statement of Positive Engagement: -

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF.

WARD AND APPLICATION No.	PROPOSED DEVELOPMENT AND SITE ADDRESS
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SKIPTON NORTH 63/2016/16612	<i>NEW FIRE EXIT DOOR AT FIRST FLOOR LEVEL, AND ALTERATIONS TO AN EXISTING WINDOW TO CONVERT IT INTO A DOOR AT SECOND FLOOR LEVEL. THE SPIRAL STAIR WILL THEN SERVE BOTH THESE FLOORS. BULKHEAD LIGHTS ARE PROPOSED OVER THE FIRE ESCAPE DOORS.</i>
&	TARGET DECISION DATE: 21/03/2016

SKIPTON NORTH 63/2015/16430	<i>APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL RECONFIGURATION OF ROOMS ON GROUND, FIRST AND SECOND FLOORS TO CREATE A FAMILY RESTAURANT, INCORPORATING COMMERCIAL KITCHEN, DINERS AREA AND CUSTOMER WC'S.</i>
	TARGET DECISION DATE: 28/03/2016

REAR 17-19 HIGH STREET, SKIPTON & 17-19 HIGH STREET, SKIPTON.

APPLICANT NAME: BROWN STUDIO
CASE OFFICER: Andrea Muscroft

These applications are referred to the Planning Committee as the owner of the building is Craven District Council and the Council will continue to have an interest in the operation of the building.

1. Site Description

1.1 The application relates to No. 17-19 a Grade II listed building located adjacent to the Town Hall. The main elevation fronting onto the High Street is particularly detailed with end pilasters, double scrolls and moulded cornice to the principle elevation. Located at ground floor are central double doors in a square moulded doorway with frieze, cornice and pilasters. The rear elevation is less assuming, well screened from public views by the rear eastern block of the Town Hall.

1.2 The building occupies a prominent position at the northern end of the High Street in Skipton town centre. The building lies within the development limits and conservation area of Skipton. Other buildings within the vicinity are also listed.

2. Proposal

2.1 This report covers two applications (Planning ref: 63/2016/16612 & 16430) seeking listed building consent for internal and external works and full planning permission for external alterations to the rear that fall outside of the scope of permitted development. Works to be undertaken are detailed below:-

Ground floor level.

- Removal of existing partition walls.
- Infill of existing voids.
- Installation of new internal glazed doors between town hall entrance lobby and proposed seating area.
- Installation of new internal glazed doors behind the main entrance fronting the High Street
- Installation of screen dividers.
- Creation of Disabled Toilet.

First floor level.

- Removal of existing partition walls.
- Creation of fire escape exit.
- Creation of Toilets
- Infill existing void with obscured glass.

Second floor level.

- Removal of existing partition walls.
- Infill of existing void.
- Conversion of existing window to fire escape exit.
- Creation of Toilets.
- Creation of plant room.
- Open existing fire place.

External alterations to the rear

- Creation of fire exit at rear
- Alterations to existing window to form door opening at second floor level
- Installation of spiral fire staircase
- Installation of 7no. Air conditioning units
- Installation of kitchen extract weather louvre
- Installation of 5no. Weather louvres
- Installation of emergency light
- Installation of intake cowl.

2.2 **Officers Note:** The submitted information also makes reference to the position of advertisements and an external seating area. However, whilst limited details have been included with regards to potential advertisements no formal agreement has been reached between the Council and the Applicant with regards to their acceptable location. Therefore, the acceptability of the advertisement has fallen outside of the scope of this proposal and would be the subject of further approvals.

2.3 With regards to the external seating area, whilst indicated on the submitted plans no reference to these works has been included within the application description. Furthermore, the external seating area is located outside of the application site as indicated by the red outline. Therefore, these works fall outside of the scope of this proposal and would be the subject of further approvals.

3. Planning History

- 3.1 5/63/1528 – Construction of chair store formed by covering part of rear yard area. Withdrawn 1988.
- 3.2 5/63/1558/LB – Improvements to stage dressing room. Approved 1988.
- 3.3 5/63/1528A/LB – Listed building consent for the construction of disabled access to side entrance comprising ramp, stone retaining wall with cast iron railing posts and rails painted black. Approved 1991.
- 3.4 63/2005/5931 – Internal alterations to reception area. Approved 2006.
- 3.5 63/2006/6322 – Internal alterations to provide disabled access. Approved 2006.

- 3.6 63/2013/13734 - Change of Use of main ground floor rooms fronting High Street to A1 Retail, A2 Financial & Professional Services, A3 Restaurants and Cafes and A4 Drinking Establishments – Refused in 2013 as insufficient information was submitted in support of the application to enable all the potential impacts of the proposed uses on the town centre, the Listed Building and the Conservation Area to be adequately assessed.
- 3.7 63/2013/13920 - Remedial works to building comprising of removal of redundant extractor fans and replace with clear glazed pane, removal of metal bar from cills and make good stonework. Replace missing mastics and putties and re-paint gloss white. Replace patterned glazed panes with clear glazed panes and undertake repairs to rotten wooden cills. Removal wall situated behind main entrance and undertake repairs to the doors including repainting the doors and frame. Remove redundant gas flues and make good the stone work – Withdrawn 2013.
- 3.8 63/2013/13921 - Listed building consent for remedial repairs to the building and repainting of window frames and doors – The proposal was withdrawn in 2013 as the proposed remedial repairs fell under the scope of general repairs and therefore do not require listed building consent .
- 3.9 63/2014/14333 - Demolish unsafe lean-to, alter internal door and frame to suit external location. Rebuild dwarf walls to accommodate concrete pad to give level access to the hall, install steel bollards and rails to give edge protection to level access. Approved 2014.
- 3.10 63/2014/14530 - Proposed demolition of existing toilet block to south elevation of Skipton Town Hall complex on Jerry Croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations – Approved 2014.
- 3.11 63/2014/14532 - Listed Building Consent for the proposed demolition of existing toilet block to South elevation of Skipton Town Hall complex on Jerry Croft to be replaced with new accessible access entrance, toilets to ground floor, internal lift and minor internal alterations – Approved 2014.
- 3.12 63/2014/14902 - Proposed change of use to A1, A3 and A4 retail, restaurant, café and drinking establishment – Approved 2014.
- 3.13 63/2014/15083 - Internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved 2014.
- 3.14 63/2014/15084 - Listed building consent for internal and external alterations; application to clarify outstanding items relating to previous applications referenced 63/2014/14530 and 63/2014/14532 – Approved 2014.
- 3.15 63/2014/15311 - Application to discharge condition numbers 4, 5, 6, 7 and 10 of planning permission referenced 63/2014/14530 and condition numbers 3, 4, 5 and 6 of planning permission referenced 63/2014/14532 – Split decision 2014.
- 3.16 63/2015/15516 - Application to discharge condition no's 4 and 5 of planning consent 63/2014/15083 and condition no's 3 and 4 of planning consent 63/2014/15084 – Approved 2015.
- 3.17 63/2015/15649 - Application for approval of conditions 4 & 5 of applications - 63/2014/14530 & 63/2014/14532 – Approved 2015.

4. **Planning Policy Background**

- 4.1 The National Planning Policy Framework – NPPF.
- 4.2 Planning Practice Guidance – PPG.

5. **Parish/Town Council Comments**

5.1 Skipton Town Council: Supportive in principle but strongly oppose the change of use of sets from disabled parking to outdoor seating area. If approved this would lead to a dangerous precedent for the rest of the High Street. Furthermore, it would impact on the historic 'bishop's footpath' across to Holy Trinity Church. There are also concerns over potential noise levels and request that a condition is attached requiring sufficient sound-proofing to ensure that noise generated by diners cannot be heard in the adjacent Chamber.

5.2 Members are also asked to give careful consideration to the fire door and emergency escape proposed in relation to the adjacent Council Chamber and the proposed escape routes operated by both tenants. The Council would also like to query the potential impact on pedestrian route to the rear as a consequence of the refuse containers.

6. **Consultations**

6.1 No formal comments have been obtained from the Council's Conservation and Listed building advisor. However, he has been involved in providing on-going pre-application advice.

7. **Representations**

7.1 One letter of observation has been received from Skipton Civic Society requesting the following:-

- Details relating to works necessary to ensure the survival of original internal features at first and second floor;
- Details of works link doorway between first floor restaurant/toilets and the Town Council chamber;
- Additional doors and fittings to be appropriate to the date and significance of the listed building;
- There is an opportunity to enhance the rear elevation, in particular the use of stone slips to obscure vent openings and internal works organised to minimise external fittings, the rear archway of the 'Big Entry' building;
- Importance of the ownership of the setts and their historic value to the setting of the listed building and significance of the conservation area;
- Suggest the removal of the proposed timber staging from the application, and an agreement that any external chairs/tables are removed when restaurant is not open or weather is not good;
- Finally, the Society is concerned to see that the importance of the Tourist Information Centre is appreciated in all proposals.

8. **Summary of Principal Planning Issues**

8.1 Visual impact of development.

8.2 Whether the proposed internal and external alterations would preserve the special architectural and historic interest of the listed building.

9. **Analysis**

Visual impact of development.

9.1 The NPPF states that good design is a key aspect of sustainable development with new development responding to the local character and history. Thus adding to the overall quality of the area and be visually attractive as a result of good architecture and landscaping.

- 9.2 The application site is a Grade II listed building fronting onto the High Street within the designated Conservation Area of Skipton and as such is a prominent feature within the High Street. However, the rear of the building is less formal with differing window openings. The proposal is seeking to undertake some minor external alterations to the rear elevation to facilitate the installation of a fire escape. In addition, the proposal also seeks to install 7no. Air conditioning units, kitchen extract weather louvre, 5no. Weather louvres, emergency light and intake cowl.
- 9.3 The proposal comprises of a number of minor internal alterations, however, given their location these elements of the proposal would not result in any visual harm to the external appearance of the building.
- 9.4 With regards to the external works these comprise of installing a number of weather louvre's, the replacement of existing glazing to a window located on the second floor with a full height kitchen extract weather louvre, the creation of new fire exit at first floor level, alterations to a second floor window to also form a fire exit, the installation of a spiral fire escape staircase and a number air conditioning units.
- 9.5 On the advice of the Council's Conservation and Listed Building advisor the proposal has been designed to utilise the existing openings with the exception of the creation of two new fire escape door openings. However, these alterations have been designed to be modest in scale and appearance and as such would not result in any unacceptable visual impact to the rear elevation.
- 9.6 As the consequence of the intended use of the building, it is now necessary to install a spiral fire escape staircase and with no other practical location it is considered that this is the most suitable location with no unacceptable visual intrusion to the principle elevation of the building or the surrounding conservation area. It is acknowledged that the installation of the air conditioning units would have a visual impact on the rear elevation. However, given the location and scale of these units it is not considered that there would be any unacceptable harm to the building, surrounding conservation area or street scene.
- 9.7 In conclusion, it is considered given the proposed works location, scale and materials that this would not result in an unacceptable visual impact on the building, the surrounding conservation area or the existing street scene. Therefore, the proposal does not conflict with the aims and objectives of the NPPF.

Impact on the listed building.

- 9.8 In terms of considering a proposal for listed building consent, LPA under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historical interest. Furthermore, section 72 advises LPA's to pay special attention to the desirability or preserving or enhancing the character or appearance of a designated conservation area.
- 9.9 Paragraph 132 of the NPPF also 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.
- 9.10 The Councils Conservation and Listed Building Advisor has been involved in pre-application discussions and is supportive of the proposal.
- 9.11 With regards to the proposed internal alterations the building has been significantly altered over the years, and outside of the main external entrance there are considered to be few internal historical features of interest. The proposed changes are therefore considered to be acceptable and would not significantly impact on any historical features or lead to any adverse impacts on any external features.

9.12 The external works are limited to the rear elevation which has been the subject of some minor alterations in the preceding years. Following advice from the Councils Conservation and Listed Building Advisor the external works have been limited in scale with the exception of the spiral staircase and as such the majority of the works would not have a detrimental impact on the historical fabric of the listed building. With regards to the spiral staircase it is acknowledged that the installation of this structure would have some impact on the historical fabric of the building, however, this would be limited. Furthermore, should it become necessary to remove the staircase in the future the building could be restored to its original appearance.

9.13 In conclusion, it is considered that the proposed works would not result in any unacceptable loss of historical fabric or architectural interest, its setting or negatively impact on the significance of the building or any other listed buildings adjacent to the site.

10. **Recommendation**

10.1 To grant listed building consent and approve the planning application subject to the following conditions.

Conditions

Listed building consent planning ref: 63/2015/16430

1. The proposed development hereby permitted shall be begun not later than the expiration of 3 years beginning with the date of the Decision Notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The approved plans comprise of the following drawing nos:-

- Drawing No. 100 received by Craven District Council on the 25th November 2015.
- Drawing No. 100.1 received by Craven District Council on the 25th November 2015.
- Drawing No. 100.2 received by Craven District Council on the 14th January 2016.
- Drawing No. 101.0 received by Craven District Council on the 25th January 2016.
- Drawing No. G101.0 received by Craven District Council on the 25th January 2016.
- Drawing No. 102.0 received by Craven District Council on the 25th January 2016.
- Drawing No. 103.0 received by Craven District Council on the 25th January 2016.

The development hereby approved shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise.

Reason: To specify the terms of the permission and for the avoidance of doubt

3. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- New internal double doors and surrounds.
- Spiral Fire Escape.

- The Full Height Weather Louvers

The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of the appearance and character of the listed building and surrounding conservation area.

4. Prior to the removal of any historic/architectural features, a schedule of all features to be removed, moved, replaced or reinstated shall be submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must be completed in accordance with the approved schedule and match exactly the original in materials and details.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building.

5. All existing doors and windows are to be retained, except where indicated on the drawings hereby approved.

Reason: To ensure the satisfactory preservation of this listed building.

6. Prior to the start of the first floor internal alterations hereby approved, a scheme for soundproofing between the Council chambers and the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To ensure any necessary works protect the listed building.

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Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is an offence to execute or cause to execute any works for the demolition of a listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised by and executed in accordance with the terms of a Listed Building Consent and any conditions attached to it.

The applicant is advised that there may be a need to obtain a further listed building consent and advertisement consent for any proposed advertisements.

Full planning permission ref: 63/2016/16612

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. The approved plans comprise of the following:-
 - Drawing No. 100 received by Craven District Council on the 25th November 2015.
 - Drawing No. 100.1 received by Craven District Council on the 25th November 2015.
 - Drawing No. 100.2 received by Craven District Council on the 14th January 2016.
 - Drawing No. 101.0 received by Craven District Council on the 25th January 2016.
 - Drawing No. G101.0 received by Craven District Council on the 25th January 2016.

- Drawing No. 102.0 received by Craven District Council on the 25th January 2016.
- Drawing No. 103.0 received by Craven District Council on the 25th January 2016.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt

4. Prior to their first installation more detailed specifications / plans / supporting information of the following features shall be submitted to, and approved in writing by, the Local Planning Authority: -

- Spiral Fire Escape.
- The Full Height Weather Louvers

The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of the appearance and character of the listed building and surrounding conservation area.

5. Prior to the start of the first floor internal alterations hereby approved a scheme for the soundproofing between the Council chambers and the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the adjacent Council Chambers.

Statement of Positive Engagement: -

In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the NPPF. In particular the Council has: -

- engaged in pre-application discussions

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Please check all the conditions and informative attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts.

The applicant is advised that this planning permission does not authorise the creation of any external seating area.