

Planning Application No: 62/2014/14520

7 Day Notice: YES

1. Site Description

- 1.1 The application site is on the northern side of the Market Square Settle. The premises are currently in retail use. The site is within the Core Retail Area; Article 4 Direction Area (although the Article 4 Direction does not apply to commercial premises) and within the designated Conservation Area.
- 1.2 Immediately to the east and physically attached to the application building is a bank which is a Grade II listed building, described as follows:- House, now bank. C18 with mid C19 fenestration. Watershot masonry, stone dressings, stone slate roof. 3 storey, 3 bays. Central entrance has plain surround and C20 door. All windows have plain surrounds and projecting sills. Ground floor windows have C20 sashes. Outer windows on first and second floors have sashes; central windows are blind. Projecting quoins. Modillions at eaves and kneelers at gables. Gable end ridge stacks. C18 stair window at rear has 2 lights with flat-faced transoms and mullions. C18 queen post roof.
- 1.3 There are retail premises to the west and residential premises to the north on Howson's Yard that also serves as the access road to the service yard of the Co-op food store.

2. Proposal

- 2.1 Replacement of corrugated cement based roofing sheets with composite insulated roofing sheets and creation of coping stone roof verge to rear elevation roof slope. Resubmission of application reference 62/2013/13820

3. Planning History

- 3.1 5/62/75/A Alterations to existing garage premises to form retail shop- Approved 7.5.1976
- 3.2 5/63/75/B Change of use of first floor accommodation from shop and residential to shop and tearoom- Approved 4.12.1981
- 3.3 62/2013/13820 Application refused (30/10/13) for replacement of the rear roof with profiled steel sheeting and verge flashings for the following reason:-
- The roof materials and colour are considered to be harmful to the setting of the adjacent listed building and do not make a positive contribution to Settle Conservation Area. The development is therefore contrary to the advice in the National Planning Policy Framework, PPS5: Planning for the Historic Environment Practice Guide June 2012 and the Management Strategy in the Settle Conservation Area Appraisal 2008.*

4. Planning Policy Background

- 4.1 National Planning Policy Framework.
- 4.2 Planning Practice Guidance

5. Parish/Town Council Comments

- 5.1 None received

6. Consultations

- 6.1 None required

7. Representations

7.1 One letter of support has been received from the neighbouring bank stating that they do not have any objections as it would enhance the area as the old roof was quite unsightly and in need of repair. They also consider that the new roof would not be visible from the front of the property and would not have any impact on the appearance of the property.

7.2 One letter of objection has been received raising the following points:-

- The application is simply a resubmission of last year's application 62/2013/13820 which was declined by the Council.
- Object to the changes that are detrimental to the protected character of the conservation area and impact negatively on the terraced important listed building.
- Original roof covering was fibrous asbestos sheeting that promoted moss and lichen growth. The contractor removed the roof without the necessary license from the HSE and in an inappropriate manner.
- The new roofing has sharp angles that are normally found on urban industrial warehouses with large prominent side flashings.
- The documents that stated that there is no better/viable alternative are untrue. New panels are available that can use the original profile and provide either a false tile effect or allow real stone products to be attached above the sheeting.
- The building has an important history of its own and is in a prominent position on the Market Place. The cast iron hoppers, gutters and downpipes have been removed and replaced with modern plastic without consultation.
- Allowing industrial type roofing in a conservation area would set a dangerous precedent.

8. Summary of Principal Planning Issues

8.1 Impact on the conservation area and the character and the impact on the setting of the adjoining listed building.

9. Analysis

9.1 Impact on the conservation area and the impact on the setting of the adjoining listed building.

9.2 The Settle Conservation Area Appraisal 2008 identifies the Market Square as the 17th century compact core of the conservation area. The appraisal specifically refers to the 'Car and Kitchen' shop as the first garage and petrol filling station in Settle (early 20th century) but does not comment on the building itself.

9.3 The NPPF gives clear guidance on conservation areas advising that the designation of conservation areas should justify such status because of its special or historic interest. The NPPF also accepts that not all elements of a conservation area will contribute to its significance (paragraph 138). A judgement must be made on whether or not the development has substantial harm or less than substantial harm to the heritage asset.

9.4 Notwithstanding the materials previously used on the northern roof slope of the premises and the retrospective form of the application, the application must be judged on its merits having particular regard to the impact on the conservation area and the setting of the adjoining listed building.

9.5 This proposal is very similar to that previously refused under application reference 62/2013/13820 aside from the introduction of a coping stone verge to the rear elevation slope. As noted in the officer's report to application reference 62/2013/13820 the use of profiled sheeting would not be considered to make a

positive contribution to the character and appearance of the conservation area and is considered appropriate. It is noted that the roof has weathered to some degree however the material is still considered to be of an unacceptable appearance to the historically important area. This proposal introduces a stone verge which would be of some visual benefit particularly to views from Market Square however as a whole scheme the development is considered to be unacceptable. As previously noted the Management Strategy in Part 2 of the Settle Conservation Area Appraisal gives specific design guidelines for development in the conservation area and states “Choice of materials and architectural details should be carefully related to the locally distinctive features of surrounding buildings New development should use materials which are traditional to the conservation area and of high quality (the use of uPVC, concrete roof tiles or other non-traditional materials is not considered appropriate”.

9.6 The rear roof slope also abuts a listed building and is clearly visible and intrusive when viewed from Howson’s yard. It is considered that the roof materials would be harmful to the setting of the listed building and would not make a positive contribution to the character and appearance of the Conservation Area and would therefore conflict with the guidance in the NPPF. The Planning Practice Guidance also states that LPAs should assess implications of cumulative change and may also need to consider that developments that detract from an asset’s significance may also damage its economic viability now or in the future. As stated previously the roof materials are considered to detract from the listed building’s setting, are of harm to its significance and, particularly if repeated, may be of harm to the economic viability of the adjacent listed building and its future conservation.

9.7 Although the application insinuates that the roof could be treated to make it acceptable there has been no information submitted of any detail to how this could be carried out and the Council consider that the profiled sheeting could not be treated to make it acceptable.

10. Recommendation

10.1 That the application is refused for the following reason

11 Reasons for refusal

11.1 The roof materials and colour are considered to be harmful to the setting of the adjacent listed building and do not make a positive contribution to Settle Conservation Area. The development is therefore contrary to the advice in the National Planning Policy Framework, the Planning Practice Guidance and the Management Strategy in the Settle Conservation Area Appraisal 2008.

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