

North Yorkshire Council
Community Development Services
Scarborough And Whitby Constituency Committee

11 MAY 2023

**22/02502/LB - FORMATION OF DOORWAY TO SOUTH-EASTERN ELEVATION,
STEPS, WALKWAY AND ACCESS TO INTERNAL TAXI RANK AT CENTRAL
RAILWAY STATION, WESTBOROUGH, SCARBOROUGH, NORTH YORKSHIRE,
YO11 1TN, ON BEHALF OF SCARBOROUGH BOROUGH COUNCIL (NORTH
YORKSHIRE COUNCIL AS CONTINUING AUTHORITY)**

Report of the Assistant Director Planning – Community Development Services

1.0 Purpose of the report

1.1 To determine an application for Listed Building Consent reference 22/02502/LB on land at Central Railway Station, Scarborough.

1.2 In accordance with the North Yorkshire Council Scheme of Delegation, the application has been brought to the meeting of the Committee as the Council is the applicant.

2.0 EXECUTIVE SUMMARY

RECOMMENDATION: That Listed Building consent be GRANTED subject to the conditions listed at the end of this report.

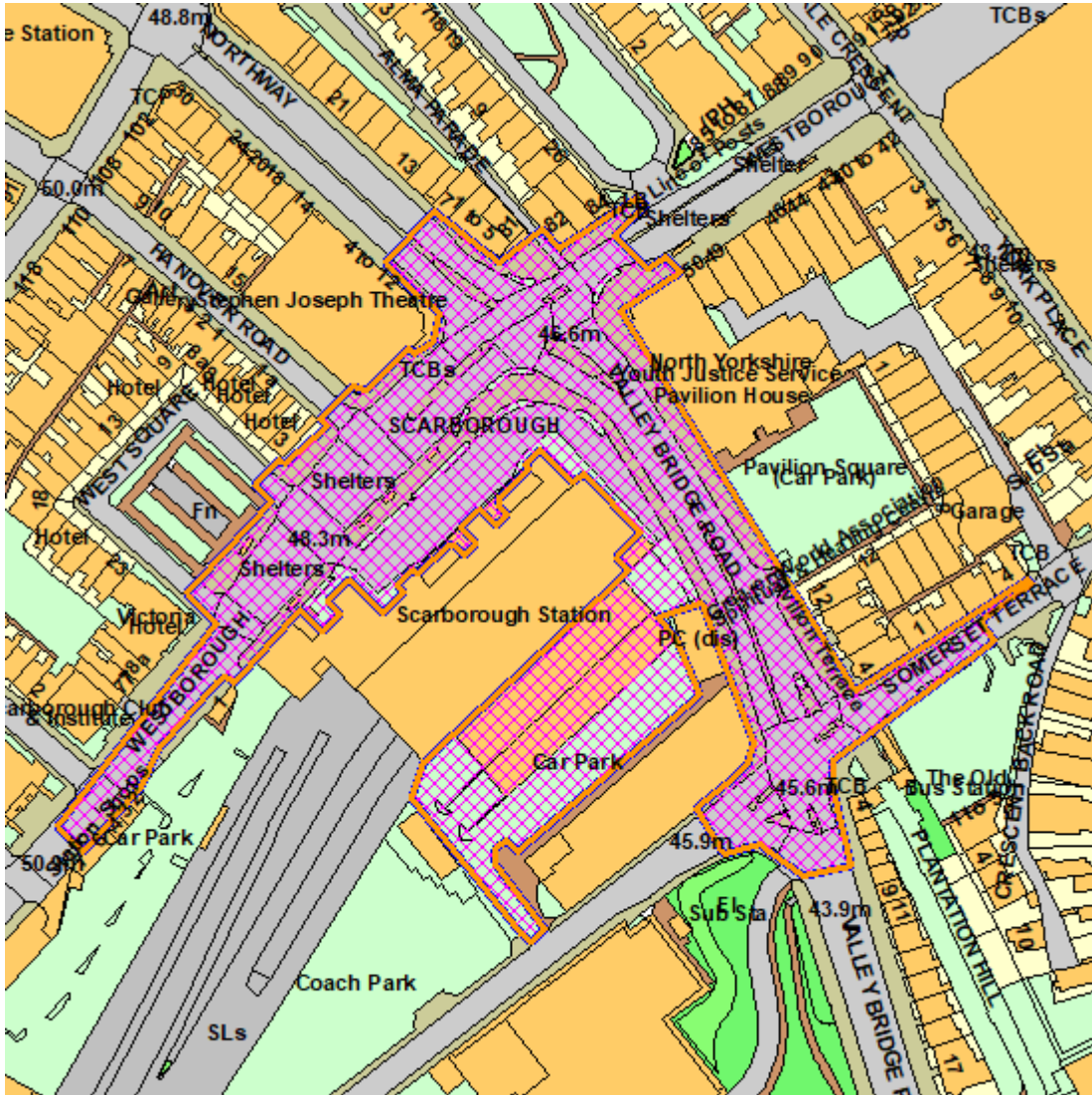
2.1 This application seeks Listed Building consent for works to the main Scarborough station building and the shed attached to its southern elevation. Both benefit from Grade II Listed status (under the same listing). The works involve creating new apertures in both buildings to form a link between the two together with linking stairs and an access ramp.

2.2 The sole consideration is whether or not the proposed works will preserve the special interest of the Listed Building. Officers conclude that the works meet this test.



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3.0 Preliminary Matters

3.1 Access to the case file on Public Access can be found here

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RMZW3GNSH4200>

3.2 It is recommended that this report be read in conjunction with that for planning application 22/025021/RG3.

4.0 Site and Surroundings

4.1 This application relates to the Grade II Listed Scarborough Central Railway Station including the shed to the rear.

4.2 The main station building itself is a mid C19 building in characteristic Victorian seaside railway architecture constructed from ashlar stone with a timber-clad cast iron roof.

4.3 With its distinctive louvered roof, cast iron roof supports, tall vaults in its walls and its cavernous internal dimensions, the shed to the rear of the station is an interesting piece of railway architecture in an of its own right; the building is believed to be part of the original goods station and was used to cover the long since removed platforms 6 and 7. It is currently set over to car parking.

5.0 Description of Proposal

5.1 This application seeks Listed Building Consent for the following:

- i) The formation of a doorway to the south eastern elevation of the main station building;
- ii) The lowering of the eastern elevation wall of the shed immediately the rear of the station, with a formation of an aperture within (to provide access);
- iii) The formation of stairs and a walkway in the area between the main station building and the shed to the rear.

6.0 Planning Policy and Guidance

6.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The following contains policy and guidance pertinent to the making of such an assessment.

Adopted Development Plan

6.2 The Adopted Plan for this site is:

- Scarborough Borough Local Plan 2011 to 2032 adopted 2017

Emerging Development Plan - Material Consideration

6.3 There is no emerging development plan which covers the application site.

Guidance - Material Considerations

- National Planning Policy Framework 2021
- National Planning Practice Guidance

7.0 Consultation Responses

7.1 There are no consultees in this case.

Local Representations

7.2 1 letter of objection to the proposal has been received from a local resident. A summary of the comments is provided below, however, please see website for full comments.

7.3 Objections:

- The proposal amounts to civic vandalism;
- The existing building is attractive and suitable for purpose;
- Moving the taxi rank to the rear of the building will give visitors a bland view of Tesco;
- Enough of the town's heritage has already been lost.

8.0 Environmental Impact Assessment

8.1 Not relevant in this case; this application seeks consent for works to a Listed Building as opposed to development.

9.0 Main Issues

9.1 In line with the point of law set out at section 6, the sole consideration for the Committee is whether the proposed works preserve the building or its setting or any features of special architectural or historic interest which it possesses.

10.0 Assessment

10.1 Starting with the proposed works to the main station building itself, these are limited to the formation of a new arched aperture in the south elevation to provide pedestrian access to the shed building immediately to the south. In terms of its form and appearance, the aperture reflects existing openings in the station building, it will not visually un-balance the interior space owing to its sympathetic positioning and proportions, and whilst limited historic fabric will be removed this will not be

significant (no important mouldings of defining internal or external features will be lost, for example).

10.2 Moving to the proposed works to the shed building to the rear, here the works involve the lowering of the eastern elevation wall (from approximately 2.85m to 1.85m) and adding an opening to its centre. It appears that the masonry wall at the eastern end of the shed has been much modified over the years and the fabric to be lost perhaps originates from the mid C20 when platforms 6, 7 and 8 were removed from the station. In short, the works do not involve the loss of a significant fabric and the special interest of the Listed Building will not be undermined.

10.3 Moreover, the works will allow a currently underutilised but architecturally important part of the station complex to be put to an operational public use will ensure regular maintenance and thus its long term conservation.

10.4 Turning to the third element of the proposal, the ramps and stairs proposed to link the main station building and the shed will replace a visually obtrusive plant enclosure of low architectural merit. This change will reveal the east side of the shed to the public realm, allowing its special interest to be read in the street scene. The physical works will have only limited impact on the fabric of the shed and main station building.

11.0 Planning Balance and Conclusion

11.1 In conclusion, Officers consider that the proposed works will preserve the special interest of the Listed Buildings in accordance with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12.0 RECOMMENDATION

12.1 That permission be GRANTED subject to conditions listed below:

1 Approved Plans

Except where may be modified by the conditions of this consent, the development shall be implemented in accordance with the following plans and drawings:

5630- OOB- ZZ- 00- DR- L- 0001 REV P04 , SITE PLAN, 21 Feb 23;

226131-BGP-01-ZZ-DR-S-21-01600 REV P03, ELEVATION ON PROPOSED NEW DOOR OPENING, 15 Feb 2023;

226131-BGP-01-ZZ-DR-S-21-01601 REV P01, ELEVATION ON PROPOSED TAXI RANK ENTRANCE, 15 Feb 2023;

5630- OOB- ZZ- ZZ- DR- L- 0048 REV P01, Proposed Site Section D-D & E-E, 15 Feb 2023.

Reason: To avoid doubt.

2 Protection of retained fabric

No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Reason: To avoid doubt and to ensure the special interest of the Listed Building is preserved. Policy DEC5 of the Local Plan.

3 Works for making good

All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.

Reason: To avoid doubt and to ensure the special interest of the Listed Building is preserved. Policy DEC5 of the Local Plan.

4 Precise details of new opening in station (discharge required)

Prior to the commencement of works, detailed drawings of the proposed new opening in the south elevation of the station building shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall:

- Show the complete assembly of the new aperture at no less than 1:20 scale;
- Specify precisely, on a drawing of no less than 1:5 scale with accompanying specification, how the new stone blocks forming the arch and quoins will be integrated into the adjoining fabric and the materials to be used for these elements;
- Specify the depth of new mortar beds;
- Specify a mortar mix to be used;
- Show the complete assembly of the new door at a scale of no less than 1:20, with means of fixing to the fabric and delivering electrical power specified.

The works shall be implemented in accordance with the approved details.

Reason: To avoid doubt and to ensure the special interest of the Listed Building is preserved. Policy DEC5 of the Local Plan.

Target Determination Date: 27 April 2023

Case Officer: Mr Daniel Metcalfe
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