

North Yorkshire Council

Community Development Services

SKIPTON AND RIPON CONSTITUENCY COMMITTEE

05 MARCH 2024

ZA24/25630/LBC - TO REMOVE THE EXISTING SUSPENDED CEILINGS AND THEN REMOVE DEFECTIVE LATH AND PLASTER CEILINGS AND REPAIR WITH PLASTERBOARD AND SKIM AND THEN INSTALL NEW SUSPENDED CEILINGS IN ROOMS; THF11, THF12, THF13, THF14 THF20 AND THE ROOM ABOVE THE RECEPTION ALL ON THE FIRST FLOOR. AT TOWN HALL, HIGH STREET, SKIPTON, BD23 1AH, ON BEHALF OF NORTH YORKSHIRE COUNCIL

Report of the Assistant Director/Planning – Community Development Services

1.0 PURPOSE OF THE REPORT

- 1.1 To determine a planning application for Listed Building Consent for repairs to the existing ceilings of Skipton Town Hall.
- 1.2 To set out details of the proposal, a description of the site and its surroundings, a summary of planning policy and planning history, details of views expressed by consultees, a summary of the relevant planning issues and a recommendation to assist the Committee in considering and determining this application for planning permission.

2.0 EXECUTIVE SUMMARY

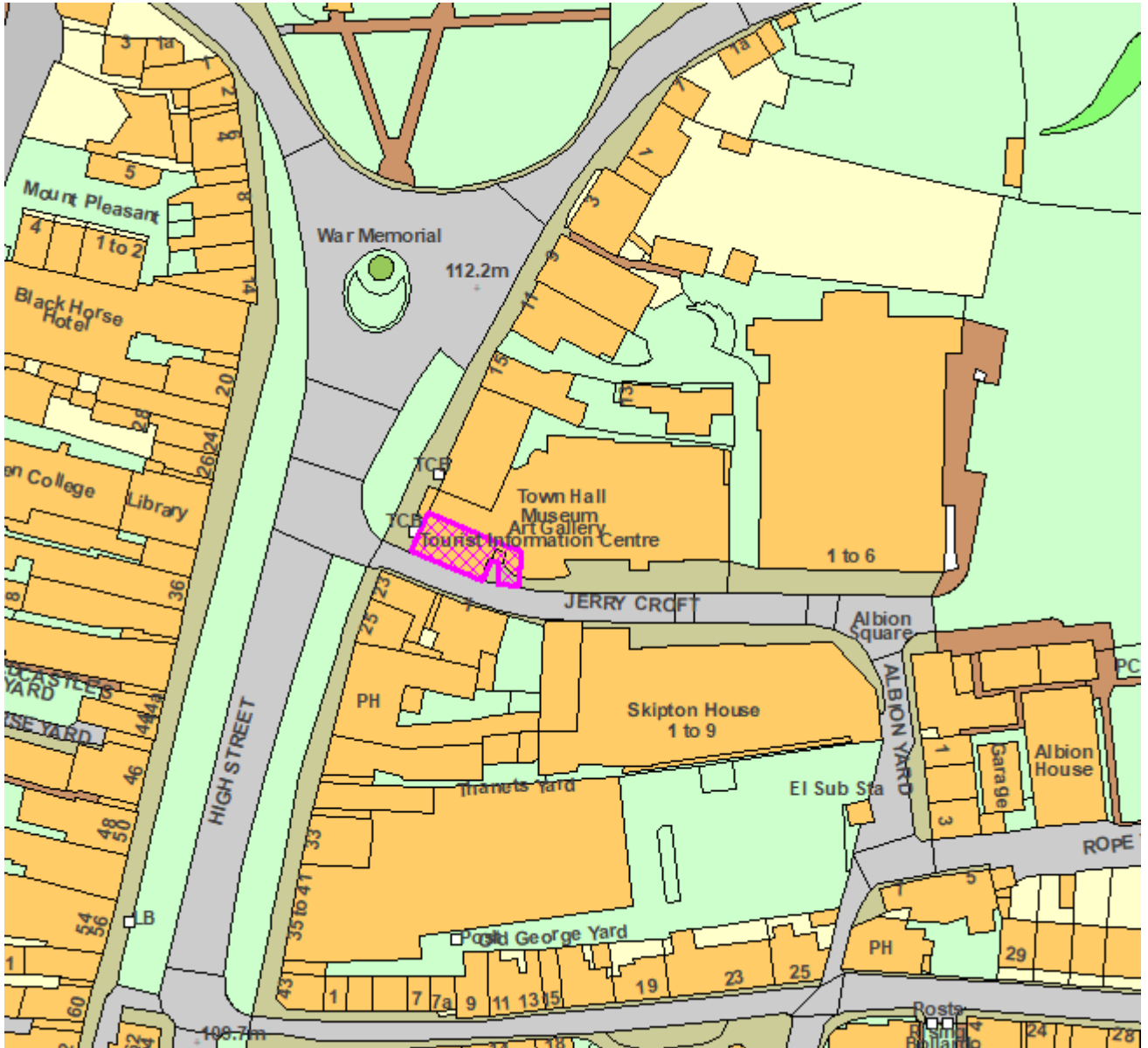
RECOMMENDATION:

- 2.2 The applicant seeks listed building consent for repairs to the ceilings of several rooms and associated works to the Skipton Town Hall.
- 2.3 The main issue is the effect of the proposed internal works on the historical fabric of the building.
- 2.4 In principle, the proposed works would contribute to the long-term future of this heritage asset, and thus the proposal would accord with Local Plan Policy ENV2. The proposal also accords with the aims and objectives of the Framework.
- 2.5 Listed building approval is therefore recommended.



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3.0 PRELIMINARY MATTERS

3.1 Access to the case file on Public Access can be found here: - <https://publicaccess.cravenc.gov.uk/online-applications/>.

4.0 SITE AND SURROUNDINGS

4.1 The application relates to several internal ceilings of Skipton Town Hall, a Grade II Listed building constructed in 1862. The main elevation fronting the

High Street is particularly detailed, with columns and pilasters, moulded architraves to the windows, and arches to the entrance. The side elevation facing Jerry Croft has been subject to several alterations.

4.2 The site occupies a prominent position on the High Street in Skipton Town Centre.

4.3 The site is located within the designated conservation area of Skipton.

5.0 DESCRIPTION OF PROPOSAL

5.1 To remove the existing suspended ceilings and then remove defective lath and plaster ceilings and repair with plasterboard and skim with new suspended ceilings being installed into rooms; THF11, THF12, THF13, THF14 THF20 and the room above the reception all on the first floor.

6.0 PLANNING POLICY AND GUIDANCE

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with the Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

6.2 The Adopted Development Plan for this site is the Craven Local Plan 2012 – 2032 adopted in November 2019

Emerging Development Plan - Material Consideration

6.3 The North Yorkshire Local Plan is the emerging development plan for this site though no weight can be applied in respect of this document at the current time as it is at an early stage of preparation.

Guidance - Material Consideration

6.4 Relevant guidance for this application is:

National Planning Policy Framework 2021
National Planning Practice Guidance
Historic England Advice in Planning Notes 1, 2 & 3

7.0 CONSULTATION RESPONSES

7.1 The following consultation responses have been received and have been summarised below:

Consultees

7.2 **Skipton Town Council:** No response.

- 7.3 **CDC Independent Heritage Officer:** Recommend that the application be approved, subject to a condition that the works be implemented in accordance with the methodology provided in the heritage statement

Local Representations

- 7.4 At the time of writing, no third-party comments were received.

8.0 ENVIRONMENT IMPACT ASSESSMENT (EIA)

- 8.1 Having regard to the scale and nature of the proposal, the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment Regulations 2017) (as amended). Therefore, no Environment Statement is required.

9.0 MAIN ISSUES

- 9.1 The key considerations in the assessment of this application are:
- 9.2 The impact on the special architectural or historic interest of the listed building and its setting

10.0 ASSESSMENT

- 10.1 The impact on the special architectural or historic interest of the listed building and its setting.
- 10.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning 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.
- 10.3 Local Plan Policy ENV2 states that the historical environments will be conserved and, where appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer, and education of the area exploited.
- 10.4 The proposal would consist of internal repairs/alterations to the existing ceilings including the installation of a roof void and a new walkway. The Council's external heritage officer considers that the proposed works are acceptable and would not result in any adverse impact on the decorative plaster ceilings subject the works are carried out in accordance with the methodology and a condition is proposed to secure this.
- 10.5 The proposal would lead to some harm to the significance of the designated heritage asset; however, the harm is considered to be at the lower end of the less than substantial scale. Nevertheless, in accordance with the Framework (paragraph 205) great weight should be given to the asset's conservation. Following paragraph 208, the harm should be weighed against the public

benefits of the proposal, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10.6 Public benefits

10.7 In this instance, benefits would accrue from securing the optimum viable use of this heritage asset through its long-term conservation and its associated links with the local economy. Officers consider that significant weight should be afforded to the benefits of the scheme.

11.0 PLANNING BALANCE AND CONCLUSION

11.1 The proposal is acceptable in principle in accordance with Local Plan Policy ENV2. It is considered the proposal would result in less than substantial harm to the designated heritage asset. In accordance with Local Plan Policy ENV2 and the Framework, the harm should be weighed against the public benefits of the proposal.

11.2 In terms of any public benefits, the proposal would secure the optimum viable use of the building combined with economic and tourism benefits and as such are given significant weight. On balance, it is considered that the public benefits of the scheme would outweigh the less than substantial harm to the designated heritage asset. Therefore, for reasons set out above, the proposal would not conflict with the development plan as a whole and would accord with the requirements of the Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990 thus is recommended for approval.

12.0 RECOMMENDATION

12.1 To GRANT Listed Building Consent subject to the conditions listed below.

Time condition

1 The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Documents

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

000001	LOCATION PLAN
000100	ENABLING WORKS
000120	PROPOSED WORKS
000160	REFLECTED CEILING PLAN-CEILING

Reason: To clarify which plans have been approved.

- 3 The development shall be carried out in accordance with the details specified in the Heritage Statement which shall not be varied without details being first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the historic fabric, character, and appearance of the listed building and to accord with Local Plan Policy ENV2 of the Craven Local Plan.

Notes

Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Statement of Positive Engagement

In dealing with this application North Yorkshire Council (Craven) has sought to approach the decision-making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

Target Determination Date: 1 March 2023

Case Officer: Andrea Muscroft

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