

WALSINGHAM – LA/24/2551 – Construction of lightweight fire-resistant partition in ground floor at Mill House, 5 Scarborough Road, Walsingham, Norfolk, NR22 6AB

Minor Development
Target Date: 30th January 2025
Extension of time: n/a
Case Officer: Nicola Wray
Listed Building Consent

RELEVANT SITE CONSTRAINTS:

Grade II Listed Building
Within the Walsingham Conservation Area

RELEVANT PLANNING HISTORY:

No relevant planning history

THE APPLICATION

Seeks listed building consent for works to construct a lightweight fire-resistant partition and door on the ground floor.

REASONS FOR REFERRAL TO COMMITTEE:

The applicant is an elected District Councillor for North Norfolk.

REPRESENTATIONS:

No representation has been received.

CONSULTATIONS:

Walsingham Parish Council – No response

Conservation and Design – No Objection.

The minor alterations proposed would be eminently reversible and would not harm the overall significance of the host grade II listed building. In the event of an approval ultimately being issued, please condition that the new kitchen door is of four-panel design to closely match the existing doors within the property.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (September 2008)

EN 8 (Protecting and Enhancing the Historic Environment)

Material Considerations:

National Planning Policy Framework (NPPF) (December 2024)

Chapter 4 (Decision-making)

Chapter 16 (Conserving and enhancing the historic environment)

OFFICER ASSESSMENT:

Main issue for consideration:

1. Impact on the Heritage asset

Policy EN 8 of the Local Plan states that Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets through high quality, sensitive design.

The proposal relates entirely to the internal construction of a fire-resistant partition and door within the Grade II listed building.

The Conservation and Design Team have raised no objection to the works, on the basis that the proposal would be eminently reversible and would not harm the overall significance of the building. They have requested a condition that, the new kitchen door is of a four-panel design to closely match the existing doors within the property.

The proposal would not result in harm to the heritage asset and would comply with Core Strategy Policy EN 8. Approval of the application would comply with the Council's statutory duties under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials (as set out in the application)
- Appearance of kitchen door as requested by the Conservation Team.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning