

	<b>REPORT TO PLANNING &amp; DEVELOPMENT COMMITTEE</b>  <b>TO BE HELD ON THURSDAY, 17 January 2019</b>	
<b>APPLICATION REFERENCE NO:</b>  <b>18/01684/LB</b>	<b>TARGET DATE:</b>  <b>4 January 2019</b>	<b>GRID REF:</b>  <b>503922-488309</b>

## REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/22

**SUBJECT: Installation of digital kiosk unit to the entrance at Central Railway Station Westborough Scarborough NORTH YORKSHIRE YO11 1TN for Karl Johnson (SBC Tourism)**

### 1.0 THE PROPOSAL

1.1 Listed Building consent is sought for works associated to the installation of a digital kiosk in the entrance of the Central Railway Station, Westborough, Scarborough which is a Grade II Listed Building.

1.2 The Railway Station was built in 1845 by G T Andrews with the elaborate clock tower added in 1882. Other 20th century additions and alterations to the building have been made but the station building and wider complex remains prominent in this part of the historic built environment, marking the point in Scarborough's history when it became a widely accessible seaside resort.

1.3 Listed Building consent is not required per say for the siting of the kiosk unit but consent is required for the fixing of the unit to the floor to ensure its stability. The fixing requires the 'breaking through' of the floor with 16mm anchors in a rectangular pattern, each insertion having a depth of no greater than 150mm.

1.4 This application also considers the repositioning of some existing wall mounted direction signs which would otherwise be visually compromised by the proposed kiosk.

### 2.0 SCREENING OPINION REQUIRED

2.1 No

### 3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None

### 4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Historic England - No comments are offered but it is suggested that the Local Planning Authority seek the views of their specialist conservation adviser.

4.2 Publicity - Consultation period expires on the 27th December 2018. No comments from the general public have been received by the Local Planning Authority within the consultation period.

## 5.0 RELEVANT SITE HISTORY

5.1 In 1973 the host property was designated as a Grade II Listed Building and whilst many listed building, planning and advertisement applications have been approved and implemented following the building's designation none have specific relevance to this proposal.

## 6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

### **Scarborough Borough Local Plan 2017**

None relevant

### **National Planning Policy Framework**

None relevant

### **Scarborough Borough Supplementary Planning Documents**

None relevant

### **Local Planning Policy and Guidance**

None relevant

## 7.0 ASSESSMENT

7.1 In considering this Listed Building application the primary issue relates to the impact the proposed works would have on the architectural and historic special interest of the Grade II Listed Building.

7.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 informs that 'in considering whether to grant listed building consent for any works 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.

7.3 It should at first be noted that whilst the proposed kiosk would be a contemporary addition to the entrance area of the station, a similar 'unfixed' kiosk could be positioned in the exact same position without the need for Listed Building Consent. In considering the works associated with the fixing of the kiosk to the floor, whilst the proposed 'breaking through' for the kiosk's anchors would cause a very small degree of harm to the building fabric, this harm would not compromise the heritage values which make-up the building's special architectural or historic interest.

7.4 With regards to the proposed repositioning of the internal directional signs. These are of no particular heritage significance and therefore the change would not compromise the special interest of the Listed Building.

7.5 Taking the above into account, it is considered that the proposed works would not contradict the statutory requirement detailed in Paragraph 7.2 of this report.

#### POSITIVE AND PROACTIVE STATEMENT

The proposals were subject of pre-application discussions between the applicant and the Local Planning Authority. By both parties acting positively and proactively, this reduced the need for revisions during the course of the application and possibly avoided its potential refusal.

#### RECOMMENDATION

**PERMISSION BE GRANTED**, subject to the following condition(s)

1 The works hereby approved shall be carried out in strict accordance with the following:

- Heritage Statement detailing schedule of works and proposed kiosk based (detailed in Appendix D) received by the Local Planning Authority on 12th July 2018,
- Email from Digital Media Systems details of cabling received by the Local Planning Authority on 18th July 2018 at 12:43.
- Annotated photograph showing position of kiosk and revised signage positioning received by the Local Planning Authority on the 9th October 2018.

Reason: To avoid doubt.

*David Walker*

**Background Papers:**

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR STEPHEN GANDOLFI ON 01723 383685 email [stephen.gandolfi@scarborough.gov.uk](mailto:stephen.gandolfi@scarborough.gov.uk)



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. © Crown copyright and database right 2018 Ordnance Survey License number 100024267

