

KIRKBYMOORSIDE

CONSERVATION AREA APPRAISAL

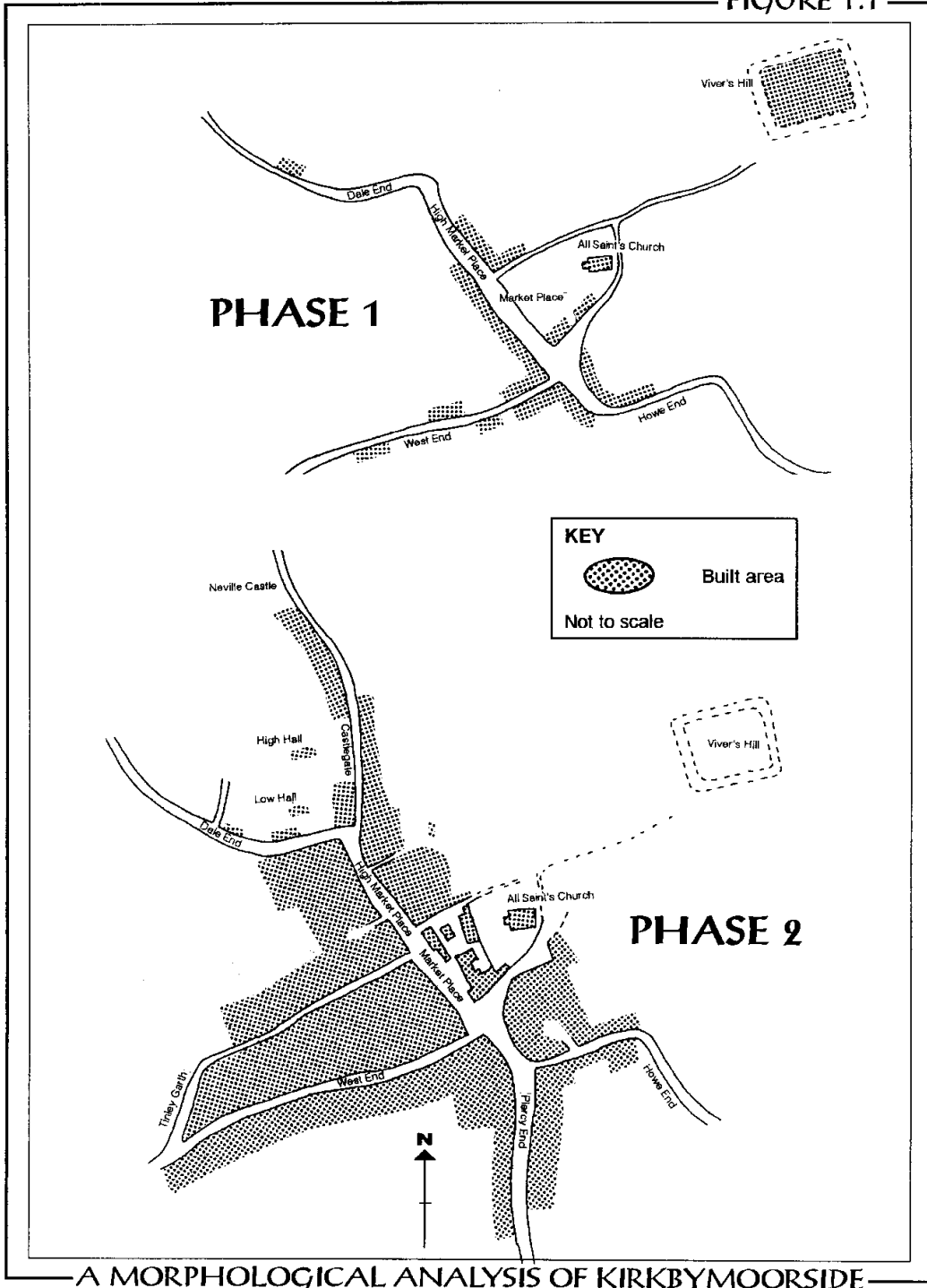
CONTENTS

PAGE N^o

| | | |
|-----|---|----|
| (1) | HISTORICAL DEVELOPMENT OF KIRKBYMOORSIDE | 3 |
| (2) | ASSESSMENT AND DEFINITION OF SPECIAL INTEREST: | |
| | Area 1 - The Church, Market Place and Original Town Centre | 5 |
| | Area 2 - The Domestic Core of Kirkbymoorside | 8 |
| | Area 3 - The Manorial Sector | 11 |
| | Area 4 - Town Farms and Urban Agriculture | 12 |
| (3) | PLANNING POLICIES | 14 |

KIRKBYMOORSIDE CONSERVATION AREA

FIGURE 1.1



A MORPHOLOGICAL ANALYSIS OF KIRKBYMOORSIDE

HISTORICAL DEVELOPMENT OF KIRKBYMOORSIDE

Kirkbymoorside is one in a line of settlements situated at the margin of the Tabular Hills and the Vale of Pickering. Located within the zone of Oolitic and Shelley Corallian Limestone, it is this material which dominates the built form of the town.

Little is known of Kirkbymoorside in the pre Norman period except that it did exist as a settlement with a church, hence the name 'Kirkby' or 'church town'. Through the Norman period the manor of Kirkbymoorside was held by the de Stuteville family who erected a castle from which to rule and defend the town to the north of the church on Viver's Hill. All that survives of this stronghold are the earthworks associated with the moat and fishponds. (see Figure 1.0)

A morphological analysis of Kirkbymoorside suggests that the original settlement would have been quite closely structured around the church and the curving track which is now Church Lane. The intersection of this lane with the road from Gillamoor in the north to Kirkby Mills in the south thus formed the nucleus of Norman Kirkbymoorside (Area 1 on Figure 1.0). The relationship of this settlement structure with the street plan of Kirkbymoorside today must be seen in the context of the influence of the Neville family to whom the manor passed in the fifteenth century. The Nevilles built a hunting lodge to the north of the town at the top of Castlegate; though a fairly modest building of cruck frame construction, it served to establish this part of the town (Area 3 on Figure 1.0) as that occupied by the Lords of the Manor. This move from

Viver's Hill altered the emphasis of the settlement from east-west to north-south. Markets were typically located adjacent to the church, it seems possible that in Kirkbymoorside the existing market place was superimposed on the original street pattern due to the change in emphasis of the settlement described above.

The peripheral locations of the castle and manor house allowed Kirkbymoorside to expand along the main routes into and out of the town rather than concentrating development in the centre. The plot boundaries in Area 2 (Figure 1.0) on West End, Piercy End and Howe End follow a typical burgage plot pattern suggesting that this area has always been a predominantly residential area without a market function. This contrasts with the property boundaries seen in Area 4 either side of High Market Place where the built evidence is of town farms with outbuildings located on non linear plots and with Area 3 which is dominated by properties of the gentry. These different types of landholding have resulted in characteristically different forms of development in each area of the town and have thus been of major significance in determining the character of the Conservation Area.

The street pattern of Kirkbymoorside has changed little since Medieval times, the Church however, is about the only building to survive from this period. Before 1650 most properties would have been of timber construction, hence the poor survival rate. During the seventeenth century cruck framed buildings with thick stone walls on the hearth-passage plan were typical of Kirkbymoorside. A good number of these buildings survive on West End though many have been altered from their original form to provide extra accommodation. A survey of Kirkbymoorside in 1570 shows that many

KIRKBYMOORSIDE CONSERVATION AREA

of the residents were in agricultural occupations and would have owned at least one or two cows. At this stage the built up area of the town would have been quite low density and characterised by properties in dual use for domestic and agricultural activities. The pre-enclosure, common field structure of the town prevented expansion into areas held in common so that population growth in the seventeenth had to be accommodated by infilling and adaptation of the existing street pattern. This led to the conversion of semi agricultural properties into purely domestic accommodation, many examples of this can be found, particularly on West End. It also promoted expansion to the rear of street frontage buildings down the length of the burgage plot, the subdivision of burgage plots and the raising of buildings to an extra storey. In Area 4 the yards and barns of the town farms were built upon and redeveloped with the farming function finally moving out of the town with the Enclosures of the mid eighteenth century.

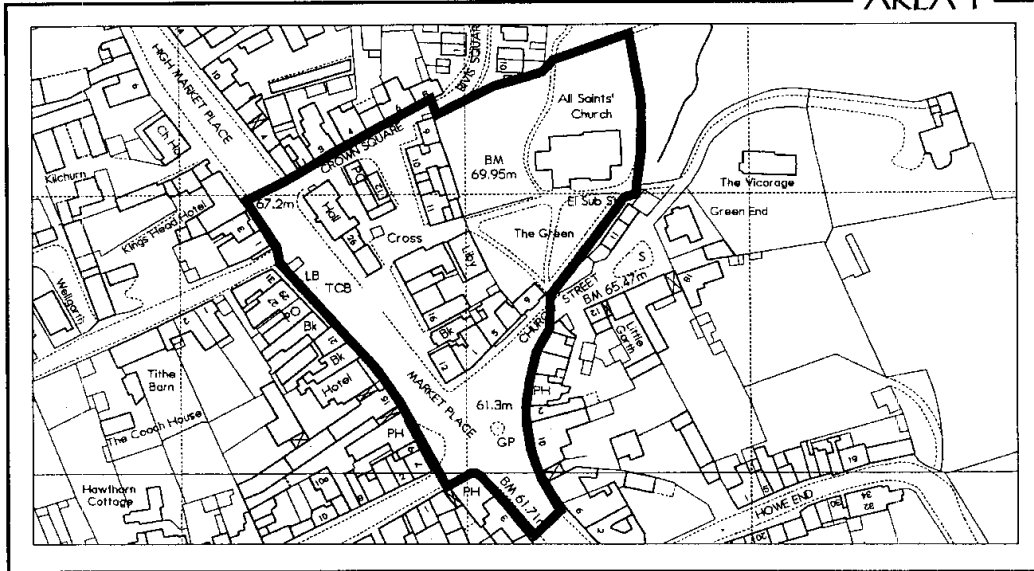
Growth in the town was accompanied by an expanding market function and increasing formalisation of the market. There are no shops recorded in Kirkbymoorside much before 1700 so it seems probable that exchange activities were concentrated in temporary stalls on the market place around the market cross and the shambles. The southern part of the market place (south of Crown Square) was subject to infill development in the Early Modern period. To the north the Tollbooth was built in 1700 providing storage space for market stalls, some permanent accommodation for regular traders, workshops on the first floor and a location for the Manorial Court and later the Petty Sessions. Adjacent to it a permanent butchers shambles provided further accommodation. The original area adjacent

to the church which had been the location of the swine, geese and possibly grain, wool and produce markets was therefore largely infilled to form Crown Square. The cattle and horse market was located on High Market Place running north-south, which unlike the east-west streets, was wide enough to allow penning and tethering of animals. Further market functions were carried out in the rear yard of the Tontine Inn (10 Market Place) where trade in corn, cattle and bacon took place, and at the George and Dragon which housed a corn exchange in its outbuildings.

The only major influences on the built form of Kirkbymoorside in the Modern period have been associated with transport infrastructure. In 1874 the railway arrived to the south of the town centre (beyond the Conservation Area) and promoted the growth of industry in this area. The railway also brought new building materials to the town the most visually striking of which is the buff brick of some of the three storey houses near the bottom of Peircy End. Wider availability of Welsh slates can also be associated with the reduction in transport costs achieved by the railway. More recently the construction of a by-pass crossing the bottom of Piercy End has removed the majority of east-west traffic from the town centre leaving the former thoroughfares of West End and Howe End as quite residential streets and giving yet more emphasis to Piercy End and the Market Place.

ASSESSMENT AND DEFINITION OF SPECIAL INTEREST:

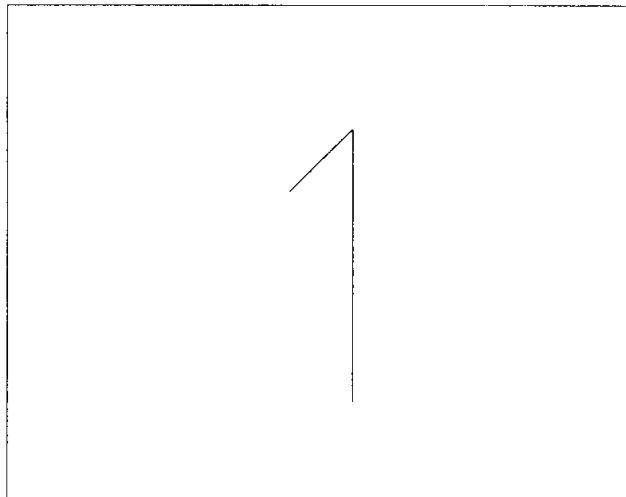
AREA 1



Area 1

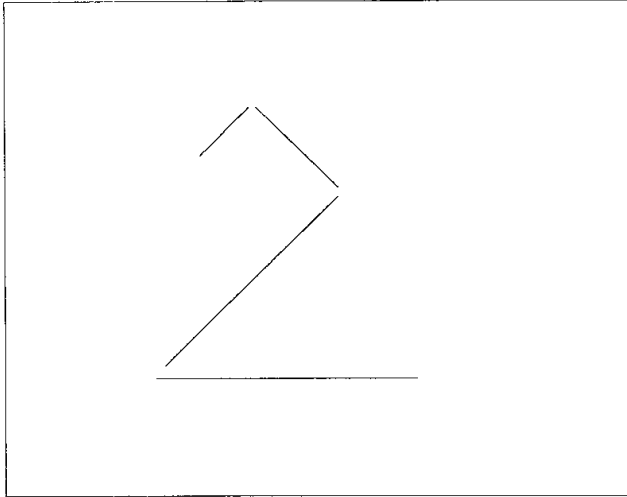
This area constitutes the original core settlement of Kirkbymoorside embracing All Saints Church and the Market Place. Topographically and historically it is the most complex part of the Conservation Area, and is absolutely central to its character. Looking north Market Place leads up the hill on a gentle curve drawing the eye in to the centre of the town and creating a sense of openness and space. The curve and width of the street affords excellent views of the buildings to either side. The west side of the street maintains a relatively regular building line but to the east the line of the street is broken by the triangular space at the junction of Church Street and Market Place, and by the infill buildings around Crown Square.

The lower part of the Market Place is delimited to the east by the elegant curve of a terrace of three storey brick houses, of eighteenth century origin, later converted to shops. The brick facades of these buildings represent a period of prosperity



Market Place

KIRKBYMOORSIDE CONSERVATION AREA



Church Street

in Kirkbymoorside when stone structures of relatively humble origin were refronted, they are characterised by vertical sliding sash windows, four panelled doors, Welsh slate or pantile roofs, simple eaves details and cast iron guttering on rise and fall brackets. Key buildings are No 8 Market Place, the most prestigious property in the terrace which has a fine set of cast iron railings to the front, dressed stone detailing and bow windows to the ground floor; also 4 and 6 Market Place which have a particularly distinctive Edwardian shopfront. The west side of the street forms a visual contrast with buildings set flat onto the street rather than on the curve, the access to the stables at the White Horse forming a break and angle in the frontage. This side of the Market Place is characterised by two storey buildings and a range of twentieth century shopfronts.

The curving line of the east side of the Market Place leads to views of the Church tower and mature tree cover of Viver's Hill beyond. It is terminated by the two and three storey properties of Church Street set at right-angles to the line of the Market Place and thus creating a view of high townscape

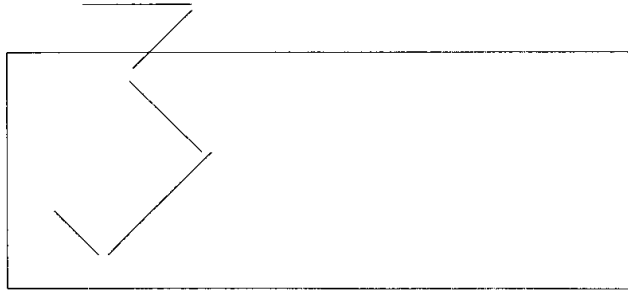
quality. The mix of stone and brick properties, the variation in eaves line, the uneven building line and use of steps and railings all create visual interest. Beyond the Library the street narrows and then opens out into a further triangular space enclosed by stone properties. The lower density and domestic nature of properties in this area, combined with the grassed area in the centre, mature gardens and Churchyard to the north, make the transition from the urban to rural environment.

Narrow entrances to Crown Square from the Market Place give glimpsed views of the Square and the Market Cross. Infill buildings present gable ends to view and the contrast between these and front elevations and between open market areas and the more intimate narrow entries and spaces around the Shambles gives a townscape of high visual quality. The north side of Crown Square is stone built with brick dominating the east and south sides, properties around the Square are unified by two storey height, vertical sliding sash windows, bay or shop windows to the ground floor and pantile roofs. The west side of the Square is formed by the rear elevations of the Tollbooth and Market Place properties, small modern extensions to the Tollbooth and a cumbersome fire escape are negative elements in this area. Key structures are the Market Cross, the cobbled alley and Shambles beyond and 12 Crown Square, one of Kirkbymoorside's few surviving timber framed buildings.

The upper part of the Market Place is characterised by a variety of building styles. The older properties are of local stone in relatively small rubble blocks laid to courses

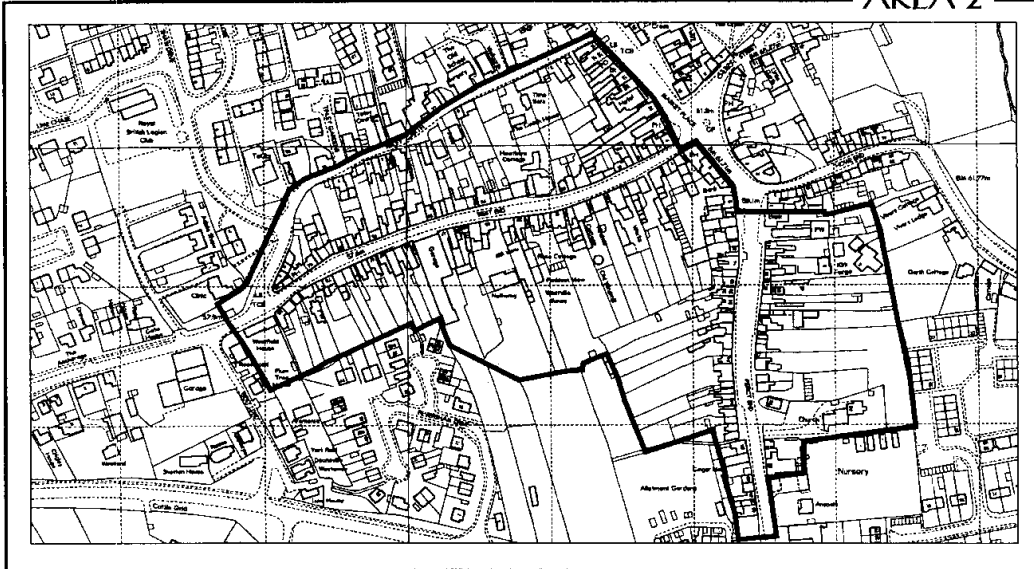
KIRKBYMOORSIDE CONSERVATION AREA

with pantile roofs of moderate to steep pitch, two storeys high, with Yorkshire sash or small vertical sliding sash windows. They are typically parallel to the street, set at the back of pavement and distanced from the road by a cobbled hard standing the quality of which has been severely compromised by recent repair works. Later properties are of two or three storeys and of brick construction with Welsh slate roofs of moderate pitch. They are characterised by vertical sliding sash windows, four panelled doors and decorative barge boards or eaves details, Barclays Bank and the Post Office are of buff brick and make a visual contrast with more local brick and stone on the rest of the street. Dormers are not typical but are seen on the later Victorian buildings of 22 and 29 Market Place.



Market Place

— AREA 2 —

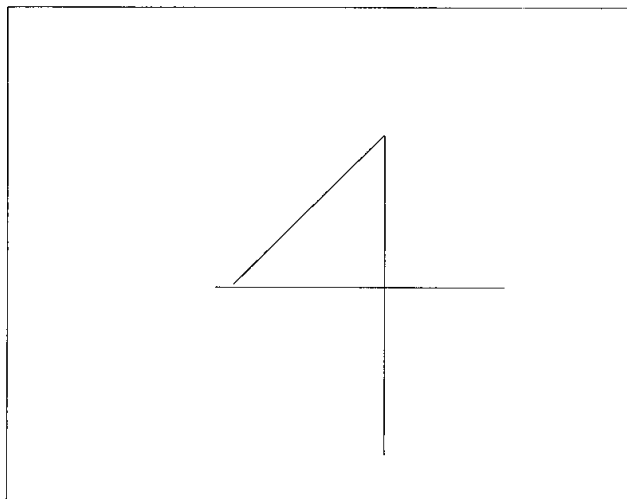


Area 2

This area is characterised by narrow burgageway plots with buildings set parallel to the streets in continuous terraces with little access to the rear. The width of Piercy End reflects the potential for this street to provide overspill accommodation for the market. Properties to either side are set back from the road beyond cobbled hard standings and the pavement resulting in an uncluttered and spacious townscape made more attractive by the gentle gradient and slight curve in the street. The boundary of the Conservation Area has been drawn to include the full length of the burgageway plot and thus protect the historic plan form of the town as well as the built fabric.

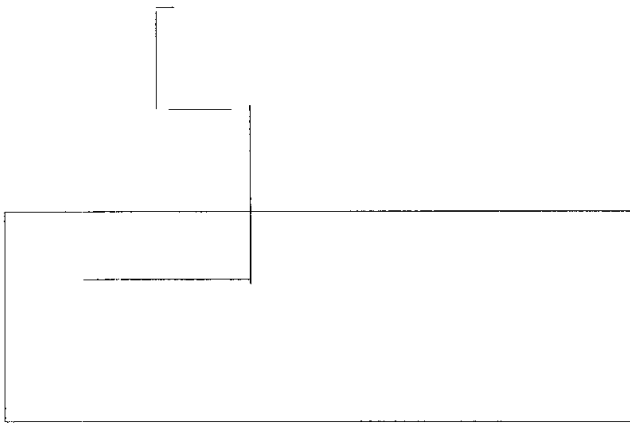
There is a good mix of brick and stone on Piercy End, those buildings in stone are typically

older and have steep pantile roofs, stone water tablings and kneelers. The poor quality of the local stone has resulted in a small block size and rubble finish with blocks laid to courses. One or two more prestigious properties built from squared and dressed stonework are seen on Piercy End but they are not typical.



Piercy End

KIRKBYMOORSIDE CONSERVATION AREA



West End

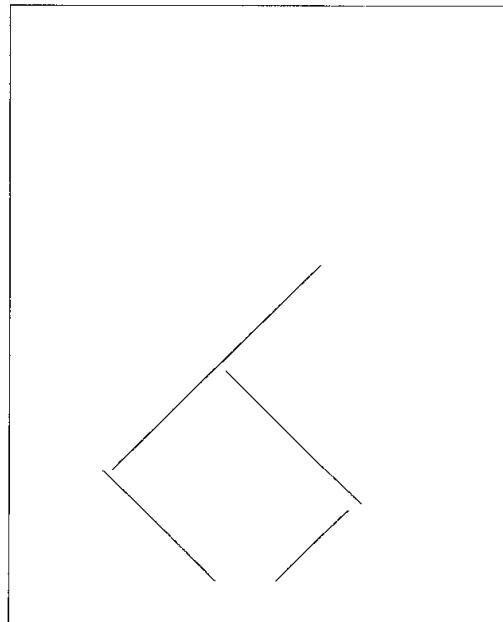
Brick buildings are of a later date and are typical of infill sites, many have bay windows to the ground floor, with vertical sliding sashes above. Roof pitches are moderate and either in Welsh slate or pantiles. Steps up to the front door are a particular feature of Piercy End though the wrought and cast iron railings which originally accompanied them have in many cases been lost. Towards the top end of the street there are some good quality Edwardian shopfronts, the protruding fascia of the Midland Bank however, has a negative impact on the streetscape. A neutral area has been identified in front of the Methodist Church which is set back from the street front. The former Gas Works with its distinctive and unusual cast iron shopfront is landmark building in this area. Looking north, Piercy End affords an excellent view of the curved terrace forming the east side of the Market.

West End, the other main street in Area 2 winds down the hill to the edge of town through a series of sinuous bends which create attractive views closed by the continuous building line of the terraced houses either side. This street is narrower than those in Area 1 and lacks the

cobbled areas of the Market Place, this and the closure of views by buildings gives Area 2 a very urban character. The buildings on West End are predominantly of two storeys, three being the exception, the majority are built of stone, usually coursed rubble though towards the top of the street some more prestigious properties are found in squared and dressed blockwork. Older properties are distinguished by a low eaves line and steeply pitched pantile roofs, windows tend to be Yorkshire sashes with timber lintels and cills, while doors are simple batten or

panelled types. Many of these properties are hearth-passage plan forms, these are particularly characteristic of the lower end of the street.

Later properties may be double fronted or of three storeys, built in stone or red brick with roofs of medium pitch in Welsh slates



West End

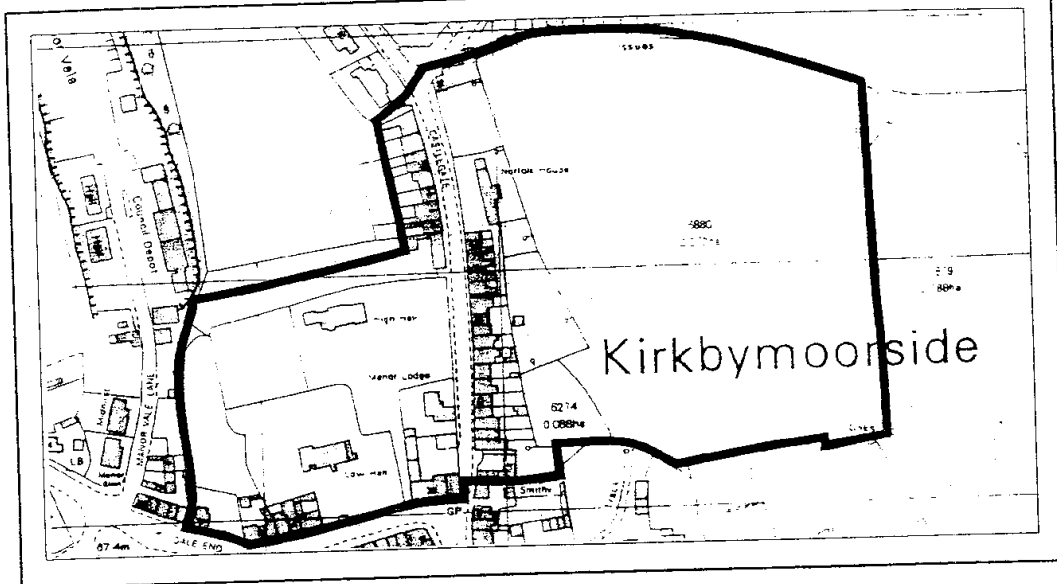
— KIRKBYMOORSIDE CONSERVATION AREA —

or pantiles, with vertical sliding sash windows, bay windows to the ground floor and panelled doors with steps down to the pavement. Eaves lines vary in height but are generally simple with guttering supported on rise and fall brackets. There are isolated examples of decorative barge boards and eaves on turn of the century housing on this street. There is a good survival rate of chimney stacks and pots which add to the interest of a varied roofline and introduce a vertical influence to the streetscape. Decorative doorcases and copybook two panelled doors are a feature of Kirkbymoorside on properties of the mid nineteenth century, there are some notable examples on West End which contribute to the urban character of the settlement.

Landmark buildings on West End tend to be of three storeys and draw the eye simply because of their size and bulk. Examples are the former Methodist Chapel with its heavy cornice, pediment and singular use of two tone brickwork, and Nos 51-55 which is a three storey group of infill properties in hard red brick which is again atypical of the streetscape. Variety and texture is important on West End and is a result of the aggregative growth and adaptation of buildings on the street over a long period of time.

KIRKBYMOORSIDE CONSERVATION AREA

AREA 3



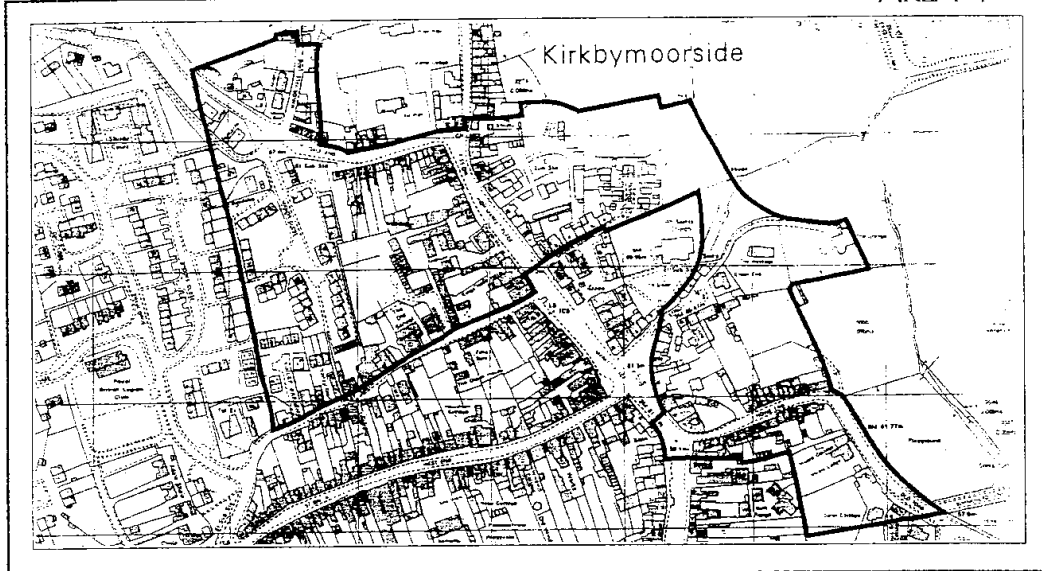
Area 3

This area represents the northern extremity of the town making the transition from built up to rural area. Development is continuous on the eastern side of the street but unlike the burgage plots elsewhere in Kirkbymoorside, is confined to a narrow margin and does not extend to the rear. The west side of the street is for the most part taken up with the high stone wall of High Hall, behind which the plot structure also differs radically from that elsewhere in the town, High Hall and Low Hall standing isolated in their own grounds.

Castlegate rises quite steeply to the north with tree cover at the top end rising above the brick boundary wall to Norfolk House and closing the view. The narrow entrance to this street gives a sense of detachment from the rest of the town while the steep pitched pantile roofs, stone kneelers, brick chimneys and continuous building line of two storey properties creates a sense of

enclosure. The eastern side of the street is characterised by a mix of stone and brick buildings, small stone cottages nearer the Market Place give way to a later brick terrace with bay windows to the ground floor and vertical sashes above. Towards the top end of Castlegate, stone buildings in coursed rubble with Yorkshire sashes are more typical.

The field to the east of Castlegate has been included in the Conservation Area to preserve the setting of this street which can be viewed from a footpath crossing the field which reveals the characteristic jumble of steep pitched pantile roofs, catslides and lean-to structures, chimneys and privies.



Area 4

This area is characterised by a plot pattern derived from town farms and does not therefore display the linear characteristics typical of Area 2.

High Market Place rises on a gentle curve and gradient creating a fine prospect of two storey stone and pantile buildings set parallel to the street. Buckingham House is the exception to this rule being one of the oldest properties on the street and one of some prestige, it takes the form of a hall with wings presenting gables to the street front and is a key building. Land to the rear is occupied by outbuildings and stables with original property boundaries and the original tracks leading out to the fields below Viver's Hill can still be discerned. Three storey terraced houses with Victorian shopfronts to the ground floor in brick and stone are found

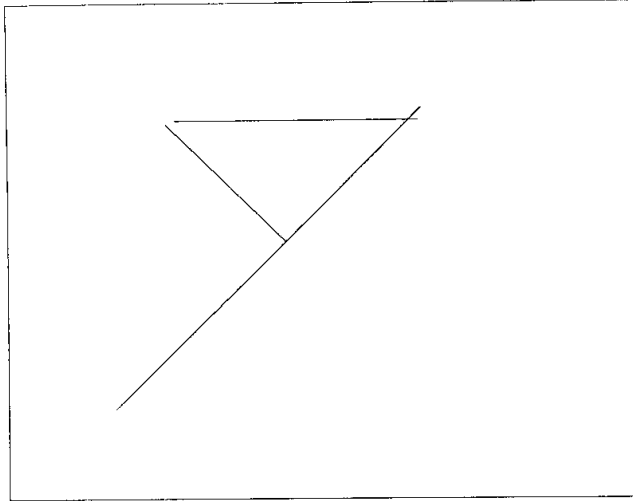
here but give way to detached stone former farmhouses and a broken building line which allows glimpses of old barns and the fields beyond.

Looking north the view is closed by rendered property of negative townscape value, to the south the length of the town is visible with the Yorkshire Wolds in the



Howe End

KIRKBYMOORSIDE CONSERVATION AREA



Howe End

the view is stopped by a neutral area of modern housing, there is a short terrace of industrial workers housing thought to be associated with the promotion of the linnen industry in Kirkbymoorside. The homogeneity of this block and the survival of its original architectural details makes this a key structure in the townscape.

The building line on Howe End is continuous on the southern side but to the north is broken by access to the old stables of the former Tontine on Market Place.

The Church tower and trees in the

distance providing a constant reminder of the rural setting of this market town.

Churchyard can be seen from this point and effectively set the town in its rural context.

Dale End and Howe End are both narrow streets leading into the town from the north and east respectively. They contrast with the openness and width of the Market Place and Piercy End; Howe End, being one of the few streets in the town on the level, gives a particular sense of enclosure and urbanity. Both streets are dominated by stone properties, mainly two storeys in height but with some three storey sections. Both Yorkshire Sash and Vertical Sliding Sash windows are found and on the ground floor shop windows, some of the best being early victorian bows.

The curved frontage of 1 Piercy End on the corner of Howe End is a key building in views from the Market Place characterised by curved vertical sliding sashes. At the far end of Howe End, the Petch House and Viver's Lodge, properties of some gentility, contrast with the domestic vernacular of the rest of the street and mark the edge of the town and the Conservation Area.

Dale End twists away from the junction with High Market Place down hill with mature trees in the grounds of Low Hall forming a soft edge to the north in contrast with the terraced housing to the south. Though continuous this housing incorporates much variety and texture being of many different dates, different scales and of a range of building materials (stobne, red brick and buff brick, pantiles and slates). Just before

PLANNING POLICIES

Introduction

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. PPG15 emphasises that it is the quality and interest of areas, rather than individual buildings, which should be the prime consideration in identifying Conservation Areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention should be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This requirement extends to all powers under the Planning Acts, not just those which relate to historic buildings.

New Development and Changes of Use Within Conservation Areas

POLICY C1

WITHIN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE NEW DEVELOPMENT TO BE OF THE HIGHEST STANDARDS OF DESIGN AND TO RESPECT THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

THEREFORE, WITHIN CONSERVATION AREAS:

- (i) THE DISTRICT COUNCIL WILL NOT GRANT OUTLINE PLANNING PERMISSION FOR DEVELOPMENT. APPLICANTS WILL BE REQUIRED TO SUBMIT DETAILED PLANS AND ELEVATIONS SHOWING THE NEW DEVELOPMENT IN ITS SETTING AND PROVIDE FULL DETAILS OF COLOURS AND MATERIALS;
- (ii) NEW DEVELOPMENT, INCLUDING ALTERATIONS TO BUILDINGS, WILL BE EXPECTED TO RESPECT ITS HISTORIC CONTEXT IN TERMS OF SCALE, FORM, MATERIALS AND QUALITY;
- (iii) DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD GENERATE LEVELS OF TRAFFIC, PARKING, NOISE OR ENVIRONMENTAL PROBLEMS WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE AREA;
- (iv) APPLICATIONS FOR CHANGES OF USE WILL GENERALLY BE APPROVED ONLY WHERE THEY ARE CONSISTENT WITH MAINTAINING THE VITALITY AND CHARACTER OR APPEARANCE OF THE AREA AND WHERE THEY ACCORD WITH CRITERION (iii), ABOVE;

————— KIRKBYMOORSIDE CONSERVATION AREA —————

POLICY C1 cont.

- (v) CONSIDERATION MAY BE GIVEN TO RELAXING APPROVED POLICIES OR STANDARDS IF, BY DOING SO, A LISTED BUILDING OF PARTICULAR TOWNSCAPE MERIT IN A CONSERVATION AREA UNDER SERIOUS THREAT CAN BE RETAINED.

Demolition Within Conservation Areas

POLICY C2

WITHIN CONSERVATION AREAS, PERMISSION WILL NOT BE GRANTED FOR THE DEMOLITION OF BUILDINGS OR FEATURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE AREA. CONSENT TO DEMOLISH A BUILDING WILL ONLY BE GRANTED WHERE IT CAN BE SHOWN THAT THE BUILDING IS EITHER WHOLLY BEYOND REPAIR, IS INCAPABLE OF BENEFICIAL USE OR WHERE IT CAN BE DEMONSTRATED THAT ITS REMOVAL AND THE SUBSEQUENT REDEVELOPMENT OF THE SITE WOULD BENEFIT THE CHARACTER OR APPEARANCE OF THE AREA.

DEMOLITION WILL ONLY BE PERMITTED WHERE THE PROPOSALS FOR THE RE-USE OF THE SITE ARE ACCEPTABLE.

THE IMPLEMENTATION OF ANY CONSENT FOR THE DEMOLITION OF A BUILDING WILL BE CONDITIONAL UPON THE LETTING OF A CONTRACT FOR THE APPROVED REDEVELOPMENT OF THE SITE.

Advertisements in Conservation Areas

POLICY C3

WITHIN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL REQUIRE THE DESIGN OF ADVERTISEMENT SIGNS TO BE OF A VERY HIGH STANDARD, THEREFORE:

- (i) CONSENT WILL BE GRANTED ONLY WHERE THE PROPOSAL IS IN SCALE AND CHARACTER WITH THE BUILDING ON WHICH IT IS LOCATED AND WITH SURROUNDING BUILDINGS. IN PRINCIPLE, ALL NEW SHOP FRONTS, FASCIAS, SIGNS AND LETTERS SHOULD BE MADE OF NATURAL MATERIALS WITH A STRONG PREFERENCE FOR HANDPAINTED LETTERING ON WOODEN FASCIAS;

KIRKBYMOORSIDE CONSERVATION AREA

POLICY C3 cont

- (ii) WITHIN CONSERVATION AREAS, INTERNALLY-ILLUMINATED SIGNS WILL NOT BE PERMITTED. SENSITIVELY DESIGNED FASCIAS OR SIGNS INCORPORATING EXTERNALLY-ILLUMINATED LETTERS MOUNTED ON A SUITABLE BACKGROUND MAY BE ACCEPTABLE WHERE THE SCALE, COLOUR, DESIGN AND INTENSITY OF ILLUMINATION WOULD NOT DETRACT FROM THE APPEARANCE OR CHARACTER OF THE CONSERVATION AREA, AS MAY INDIRECT ILLUMINATION OF HANDPAINTED ADVERTISEMENTS. IN GENERAL, SIGNS SHOULD BE ILLUMINATED ONLY WHEN THE PREMISES IS OPEN FOR BUSINESS; AND
- (iii) WHERE UNACCEPTABLE ADVERTISEMENTS ALREADY EXIST IN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL, WHERE APPROPRIATE, TAKE DISCONTINUANCE ACTION TO SECURE THEIR REMOVAL.

Open Spaces Within or Adjacent to Conservation Areas

POLICY C4

PLANNING PERMISSION FOR THE DEVELOPMENT OF ANY OPEN AREA OF LAND WITHIN OR ADJACENT TO A CONSERVATION AREA, WILL NOT BE GRANTED IF THE LAND:

- (i) MAKES A SIGNIFICANT CONTRIBUTION TO THE CHARACTER OF THE CONSERVATION AREA;
- (ii) PROVIDES AN ATTRACTIVE SETTING FOR BUILDINGS WITHIN IT;
- (iii) IS IMPORTANT TO THE HISTORICAL FORM AND LAYOUT OF THE SETTLEMENT.

KIRKBYMOORSIDE CONSERVATION AREA

Trees in Conservation Areas

POLICY C5

WITHIN CONSERVATION AREAS, THE DISTRICT COUNCIL WILL NOT PERMIT NEW DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF TREES OF HIGH AMENITY VALUE OR THE FELLING OR OTHER WORKS TO A TREE WHICH MAKES AN IMPORTANT CONTRIBUTION TO THE CHARACTER OF THE AREA.

THE DISTRICT COUNCIL WILL CONSIDER MAKING TREE PRESERVATION ORDERS TO PROTECT TREES OF HIGH AMENITY VALUE WITHIN CONSERVATION AREAS.

Enhancement Schemes for Conservation Areas

The District Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of its Conservation Areas and to submit them for public consultation. Surveys will be undertaken of the District's Conservation Areas and, as resources permit, the Council will prepare and implement schemes of enhancement.

POLICY C6

THE DISTRICT COUNCIL WILL PREPARE AND IMPLEMENT ENHANCEMENT SCHEMES FOR THE CONSERVATION AREAS AS RESOURCES PERMIT.

Listed Buildings

Introduction

Listed Buildings represent the best of this country's heritage in terms of architectural and historic interest. They are a finite historic resource. Once demolished, Listed Buildings cannot be replaced; and they can be robbed of their special interest as surely by inappropriate alteration as by outright demolition. Whilst the listing of a building should not be seen as a bar to all future change, Government advice is that the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to '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'. This reflects the great importance to society of protecting Listed Buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent.

KIRKBYMOORSIDE CONSERVATION AREA

Alterations, Extensions or Partial Demolition of Listed Buildings

POLICY C9

LISTED BUILDING CONSENT FOR THE ALTERATION, EXTENSION OR PARTIAL DEMOLITION OF A LISTED BUILDING WILL ONLY BE GRANTED IF IT CAN BE DEMONSTRATED THAT THE PROPOSAL:

- (i) WOULD NOT HAVE ANY ADVERSE EFFECT UPON EITHER THE EXTERNAL OR INTERNAL CHARACTER OR FABRIC OF THE BUILDING;
- (ii) IS APPROPRIATE IN TERMS OF DESIGN, SCALE, DETAILING AND MATERIALS;
- (iii) WOULD NOT RESULT IN THE SIGNIFICANT LOSS OF HISTORIC FABRIC OF THE BUILDING.

Demolition of Listed Buildings

POLICY C10

THE DEMOLITION OF A LISTED BUILDING WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES. BEFORE CONSENT IS GRANTED FOR THE DEMOLITION OF A LISTED BUILDING, APPLICANTS WILL BE REQUIRED TO SUBMIT CONVINCING EVIDENCE TO SHOW THAT:

- (i) EVERY POSSIBLE EFFORT HAS BEEN MADE TO REPAIR AND RESTORE THE BUILDING AND TO CONTINUE THE PRESENT USE;
- (ii) IT HAS BEEN IMPOSSIBLE TO FIND A SUITABLE VIABLE ALTERNATIVE USE FOR THE BUILDINGS; AND
- (iii) THAT THERE IS CLEAR EVIDENCE THAT REDEVELOPMENT WOULD PRODUCE SUBSTANTIAL PLANNING BENEFITS FOR THE COMMUNITY WHICH WOULD DECISIVELY OUTWEIGH THE LOSS RESULTING FROM THE BUILDING'S DEMOLITION.

Applications Affecting the Setting of Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act requires Local Planning Authorities to have special regard to the desirability of preserving the setting of Listed Buildings. The setting of a building of special architectural or historic interest is often an essential feature of its character. Unsympathetic development in close proximity to a Listed Building can mar its appearance or make its future use unattractive or untenable

—————KIRKBYMOORSIDE CONSERVATION AREA —————

or, on some occasions, physically damage its structure (for example, if it brings heavy traffic close to the building). It is important to have regard to preserving the Listed Building in its setting when considering planning applications which affect it. Where there are proposals for new development in the vicinity of a Listed Building, they should be sympathetic in design, scale, proportion and materials to the existing building and should not detract from the character or setting of the building.

POLICY C11

THE DISTRICT COUNCIL WILL NOT PERMIT DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING.

Satellite Antennae on Listed Buildings

In recent years, the satellite antenna has become an increasingly common sight in the street-scene of Ryedale. Many of these antennae have not required planning permission, being Permitted Development under the General Development Order, often with disastrous consequences for the character of the area in which they appear. As far as buildings of special architectural or historic interest are concerned, satellite antennae require Listed Building Consent before they can be erected.

Satellite broadcasting technology is constantly evolving. In future years, it may be possible to utilise smaller-sized, less obtrusive antennae or to receive the signals by means other than satellite dishes. For this reason, the District Council does not consider that it would be appropriate to grant permanent consent for a satellite antenna on a Listed Building as technological developments may result in a more appropriate, less obtrusive, form of receiver appearing on the market.

POLICY C12

THE ERECTION OF A SATELLITE ANTENNA ON, OR IN THE CURTILAGE OF, A LISTED BUILDING WILL ONLY BE GRANTED LISTED BUILDING CONSENT WHERE IT CAN BE DEMONSTRATED THAT THE ANTENNA WILL NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE, FABRIC OR SETTING OF THE BUILDING.

WHERE SATELLITE ANTENNAE ARE CONSIDERED ACCEPTABLE, CONSENT WILL ONLY BE GRANTED FOR A TEMPORARY PERIOD OF ONE YEAR.

Changes of Use of Listed Buildings

The best use for an historic building is, obviously, the use for which it was designed and, wherever possible, this original use, particularly if it is a residential use, should continue. However, it must be accepted that the continuation of the original use is not always a practical proposition and alternative uses may need to be found. In considering whether

— KIRKBYMOORSIDE CONSERVATION AREA —

a use is appropriate, particular attention will be paid to the architectural and historic features of the building and whether the use will preserve them.

POLICY C13

THE DISTRICT COUNCIL WILL NOT GENERALLY GRANT PLANNING PERMISSION FOR THE ALTERNATIVE USE OF A LISTED BUILDING UNLESS IT CAN BE SHOWN THAT:

- (i) THE ALTERNATIVE USE IS COMPATIBLE WITH AND WILL PRESERVE THE CHARACTER OF THE BUILDING IN ITS SETTING;
- (ii) NO OTHER REASONABLE ALTERNATIVE EXISTS WHICH WOULD SAFEGUARD IT.

Advertisements on Listed Buildings

The commercial areas of most of the District's Market Towns are centred upon the historic cores of the settlements and contain numerous Listed Buildings. Whilst the District Council accepts the necessity for advertisements on commercial premises to the continued viability of these areas, it is, nevertheless, considered important that any advertisements on a Listed Building are of a design which is appropriate to the character or appearance of that building.

POLICY C14

CONSENT FOR THE DISPLAY OF ADVERTISEMENTS ON LISTED BUILDINGS WILL BE PERMITTED ONLY WHERE:

- (i) THE ADVERTISEMENT IS APPROPRIATE IN TERMS OF ITS SCALE, DESIGN AND MATERIALS AND WOULD NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE BUILDINGS;
- (ii) THE ADVERTISEMENT IS NOT INTERNALLY-ILLUMINATED;
- (iii) IF IT IS PROPOSED THAT THE ADVERTISEMENT BE EXTERNALLY-ILLUMINATED, THE DESIGN OF THE METHOD OF ILLUMINATION WOULD NOT DETRACT FROM THE CHARACTER OR APPEARANCE OF THE BUILDING.
- (iv) PLASTIC FASCIA SIGNS, WHETHER ILLUMINATED OR NOT, WILL NOT BE GRANTED CONSENT ON A LISTED BUILDING.

—————KIRKBYMOORSIDE CONSERVATION AREA —————

Ryedale Rural Areas and Kirkbymoorside Local Plan

POLICY D5 —————

IN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT WITHIN A CONSERVATION AREA THE LOCAL PLANNING AUTHORITY WILL PAY PARTICULAR REGARD TO THE DESIGN DETAILS AND LAYOUT TO ENSURE THAT DEVELOPMENT PROPERLY REFLECTS THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA.

POLICY D6 —————

IMPORTANT ARCHAEOLOGICAL SITES WHETHER SCHEDULED OR OF LOCAL SIGNIFICANCE AND SCHEDULED MONUMENTS OF NATIONAL IMPORTANCE AND MONUMENTS AS YET UNSCHEDULED BUT WHICH HAVE LOCAL SIGNIFICANCE WILL BE PROTECTED FROM HARMFUL DEVELOPMENT. WHERE DEVELOPMENT DOES TAKE PLACE, APPROPRIATE CONDITIONS REQUIRING ARCHAEOLOGICAL INVESTIGATIONS WILL BE IMPOSED ON PLANNING PERMISSION.