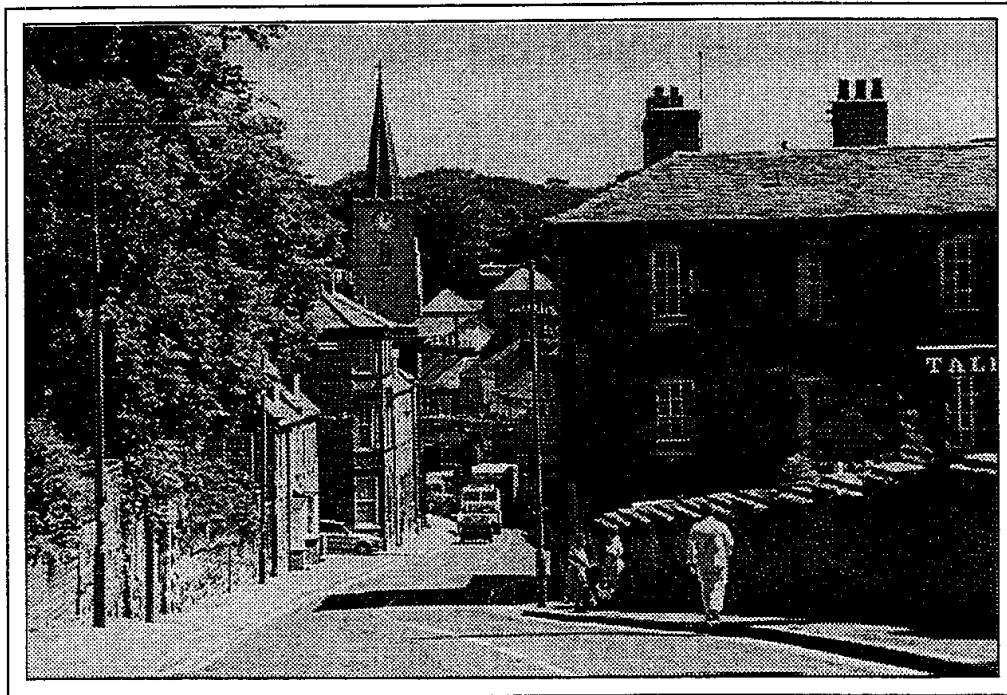


MALTON

Conservation Area Assessment



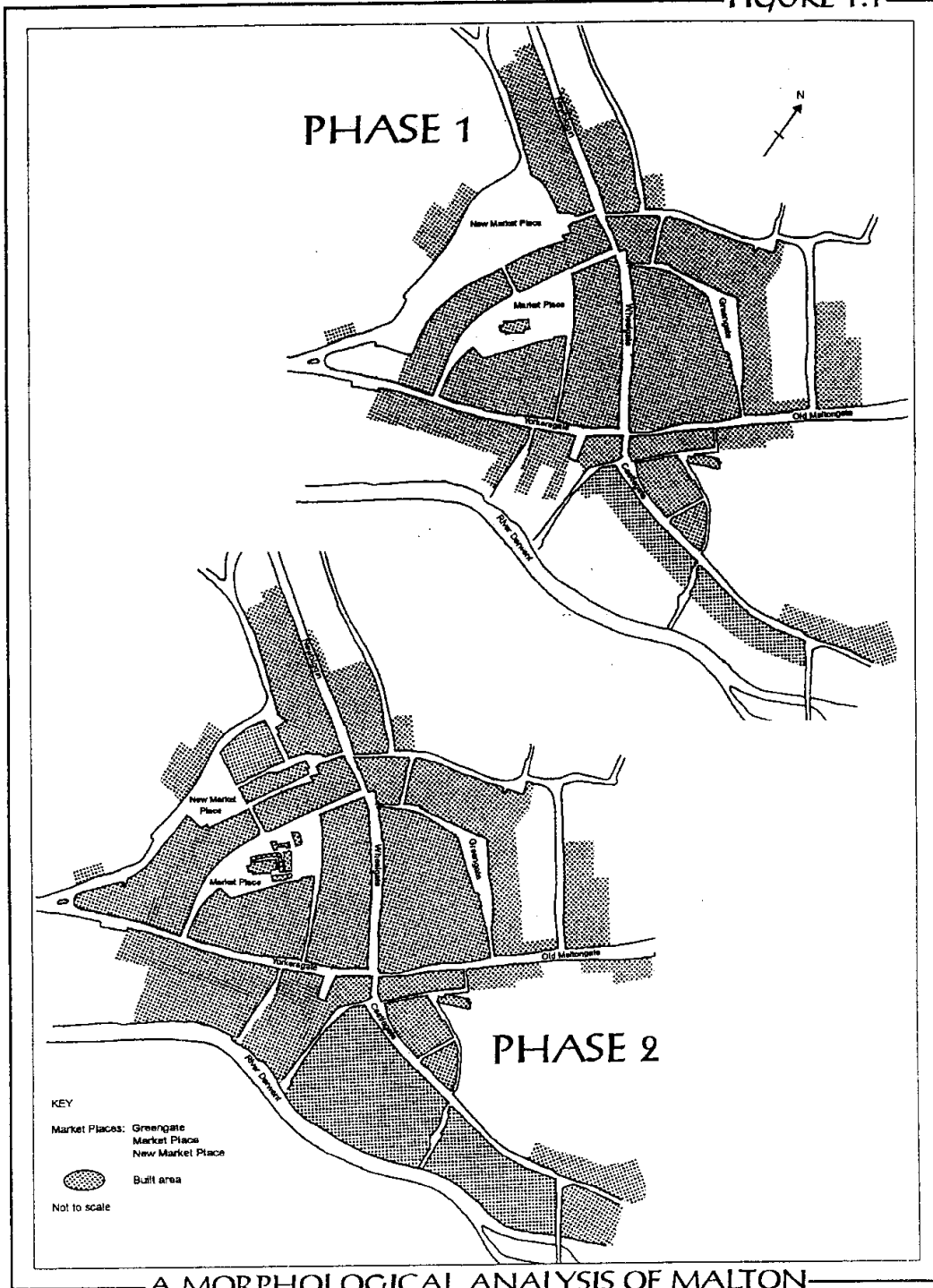
Ryedale District Council
Local Plans and Conservation
1996

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FIGURE 1.1



A MORPHOLOGICAL ANALYSIS OF MALTON

HISTORICAL DEVELOPMENT OF MALTON

Situated at the junction of the Howardian Hills and the escarpment of the chalk wolds on the banks of the River Derwent, Malton has been a site of settlement since 3-4,000 years BC. The surrounding area is rich in relics of Bronze Age settlement c.1000 BC but the earliest surviving evidence of substantial or urban settlement in Malton are the earthworks and roads of Roman Derventio.

The Roman Fort occupied 8.5 acres to the east of the present town on what is now a greenfield site and scheduled ancient monument called Orchard Field (Area 1 on Figure 1.0). Between the Fort and the river the civilian settlement developed along both banks of the Derwent (Area 2 on Figure 1.0). A number of Roman roads converged on the town linking it to York and Scarborough and the routes of these are still approximately described by the crossroads of Yorkersgate/Old Maltongate and Wheelgate/Castlegate.

It seems likely that settlement continued on the site of Malton and Old Malton just to the east through Saxon times into the period of the Norman Conquest when the scorched earth policy of the French invaders was responsible for the decline of New Malton relative to Old Malton which was the larger settlement at the time of the Domesday survey.

The C¹²th saw the emergence of the plan form of Malton which was consolidated in the early modern period to form the matrix of streets and buildings which comprise the town today. Malton in the C¹²th can be seen as a two centre settlement based on the

Castle to the east with St Leonard's Church (Area 1), and the walled market place to the west centred round St Michael's (Area 3 on Figure 1.0). The Castle was located on part of the site of Roman Derventio but was relatively shortlived being in a ruinous state by the Tudor period and completely unusable in the Civil War. Its location was preserved as a largely undeveloped site through continued occupation by local Lords of the Manor. For a brief period in the C¹⁷th it was occupied by the prodigy house of Lord Eure. However, all trace of the house and formal gardens has gone with only the screen walls to Old Maltongate surviving a property dispute between Lord Eure's two granddaughters. Land use of this type pushed urban development to the west, this eastern and ancient centre of the town is now predominantly rural in character forming both a physical and visual break between the two settlements of New and Old Malton.

The impact of the town walls which are thought to have determined the shape of the Market Place has been rather more lasting than that of the Castle. There were four gates of entry to the town, Greengate, Old Maltongate, Wheelgate and Yorkersgate. It is possible that the wide expanse of Greengate could have performed a market function though the main market area was around St Michael's Church. Morphological evidence also suggests a further Market Place to the north bounded by Horsemarket and Victoria Roads. (see Figure 1.1, Phase 1)

The presence of three possible market sites suggests that Malton was a town of considerable importance in the Medieval and Early Modern periods. The C¹²th and C¹³th saw a flourishing of the Yorkshire wool trade in which religious foundations were of substantial importance. The presence of the Gilbertine Priory at Old Malton was

MALTON CONSERVATION AREA

undoubtedly beneficial to the success of New Malton at this time, the Priors being astute growers and traders of wool. Their endeavours attracted merchants from all over Britain and from parts of Europe, and led to the establishment of weaving as a local industry. Horse, cattle, pig and grain markets were also held. Official recognition of Malton Market in 1283 saw the establishment of burgesses and a formal system of urban government. Though still essentially a manorial town Malton was laid out in burgage plots stretching back from the main street frontages. The pattern of development laid out at this time has determined the growth, shape and character of Malton ever since.

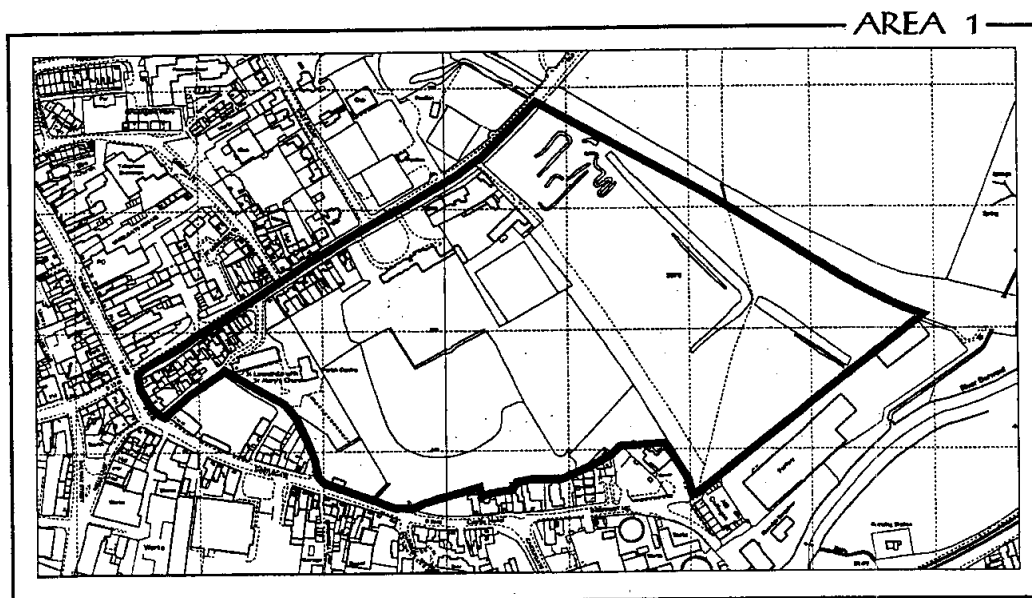
The Early Modern period saw the gradual expansion of Malton both economically and demographically. During this period empty burgage plots were filled, building took place down the length of plots to provide more accommodation and there was a general intensification of land use in the town with some infilling of market places. (see Figure 1.1, Phase 2) Malton's economic base was typical of many rural market towns, food processing and retailing, the building trades, leather and metal trades, agricultural machinery making and servicing, legal and administrative functions were all well represented. Residential and agricultural functions remained throughout the period with houses, gardens, barns, yards, stables and even piggeries still in evidence in the C¹⁹th. All these functions were expressed in the built fabric of the town much of which survives to the present day.

A major new economic force which led to a significant change in emphasis in the town was the navigation of the Derwent after 1700. The Derwent had traditionally been used as a power source for the town's corn mills, now however it attracted

wharfage and dock functions. Many of the industrial sites fronting the river at the back of Yorkersgate and Castlegate originate from this time. Until 1810 the river was not navigable beyond Malton, the town was therefore an important collection and distribution point for grain, butter, coal, timber, iron, wool, flax and many other goods. The semi-industrial nature of Area 2 was consolidated by the coming of the railway in 1845. Railway Street and the bridge over the Derwent were constructed at this time and adjacent areas redeveloped with warehouses and some light industrial works.

The late C¹⁹th was a period of some prosperity for Malton, prosperity based on the success of first the river and then the railway, on the extensive and fertile agricultural hinterland of the town, on the commercialisation of the brewing industry and on the development of leisure functions, primarily horse racing and breeding. It was in this period that the exclusively residential Area 4 on Figure 1.0 developed to the west of the town centre. This area is dominated by substantial houses built for gentry and industrialists and now forms a significant zone of transition between the old town of Malton and its late twentieth century suburbs.

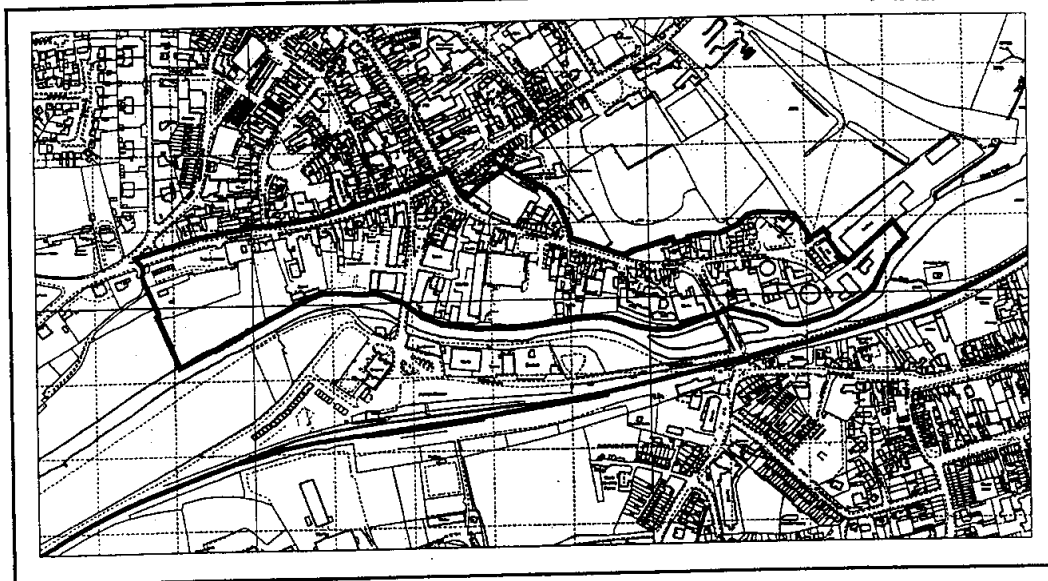
ASSESSMENT AND DEFINITION OF SPECIAL INTEREST:



Area 1

To the east the Conservation Area boundary is clearly defined by the tree lined former railway line. Orchard Field and the main earthworks associated with Derventio lie between the railway line and the boundary wall of the Lodge. This greenfield site is open to the public and is of great amenity value as well as of major historic interest. The margins of Orchard Field to the south, north and west are defined by mature trees, these and the considerable tree cover existing in the grounds of the Lodge and on the site of the former Castle, form an important element in distant views of the town from the south and from within the town up Old Maltongate and along Castlegate. The whole of this area is protected by scheduled ancient monument status.

The presence of the Lodge and its former gardens has pushed development to the margins of Area 1. St Leonard's Church dating from the C¹²th is the oldest structure in this zone and with its spire forms an important visual focal point in views of the town and within the town. Historic properties on the south side of Old Maltongate within the Conservation Area date from the early C¹⁸th through to the mid C¹⁹th. A neutral area of C²⁰th housing makes the transition from an industrial brick building on the corner of Church Hill (a former iron foundry, now a vacant garage) to houses of a more rural character which are predominantly stone built, formerly thatched but now with pantile roofs at a steep pitch, and Yorkshire sash windows. These stone cottages give a visual introduction to the decayed limestone walls of the Lodge gates and Fitzwilliam Estate Office which dominate the street frontage and make the transition from town to countryside.



Area 2

The urban structure in this area reflects the layout of burgage plots either side of Castlegate and Yorkersgate and the transition from residential and retail use to mixed industrial use with the development of river trade after 1700.

The brick bulk of King's Mill (a water powered cornmill rebuilt in 1802) and associated Mill Cottages form a distinct industrial group at the bottom of Castlegate, separated from the rest of the street by the site of the 1831 gas works. The brick boundary wall running along the south side of Sheepfoot Hill forms a clear line of demarcation between the surviving area of wharfage buildings to the south and the new housing of a neutral area to the north.

Views up Castlegate from Sheepfoot Hill are of particularly high quality in terms of historic and townscape interest and due to the curve and slope of the street. There is a mix of stone and brick properties, stone predominating at the bottom end. Building height varies

between two and two and a half storeys with properties set at the back of pavement giving a strong sense of enclosure and distinctly urban character. Vertical emphasis is achieved by the comparatively steep pitch of the pantiled roofs, pedimented dormers, vertical sliding sash windows and the



Castlegate

MALTON CONSERVATION AREA



Yorkersgate

survival of many chimney stacks and pots. Drawing The variation in eaves line and building height is emphasised by the gradient and curve of the street and gives a roofscape of much interest punctuated by water tablings and kneelers.

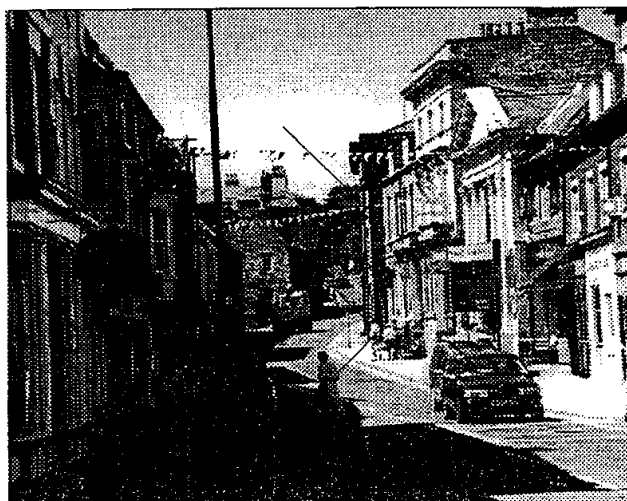
Proceeding up Castlegate towards the crossroads the street takes on a more commercial character with increasing numbers of Victorian and Edwardian shopfronts on predominantly two storey brick or stone buildings. The brick bulk of the former Maltings on the north side contrasts with the detailed interest of intricate Victorian shopfronts on the south side. Key properties on Castlegate are No 82 and the Maltings. The latter is particularly important given the recent replacement of other maltings by Safeways Supermarket which has left a gap site of negative value in the southern street frontage.

Yorkersgate is one of Malton's most prestigious and 'urban' streets affording fine views both

up hill from the crossroads and down from the edge of town. Tall buildings of three and four storeys are set on a continuous building line at the back of pavement and give a very urban sense of enclosure. The majority of properties date from the late C¹⁸th though many were refronted, extended or raised in the C¹⁹th. Most are brick with steep pitched pantile roofs and kneelers but there are a few key prestige properties of stone ashlar with Welsh slate roofs indicating the prosperity of Malton in the C¹⁹th. Of particular

interest and visual importance are the frontages of the Palace Cinema and adjacent Assembly Room, and the National Westminster Bank with its parapet and finials.

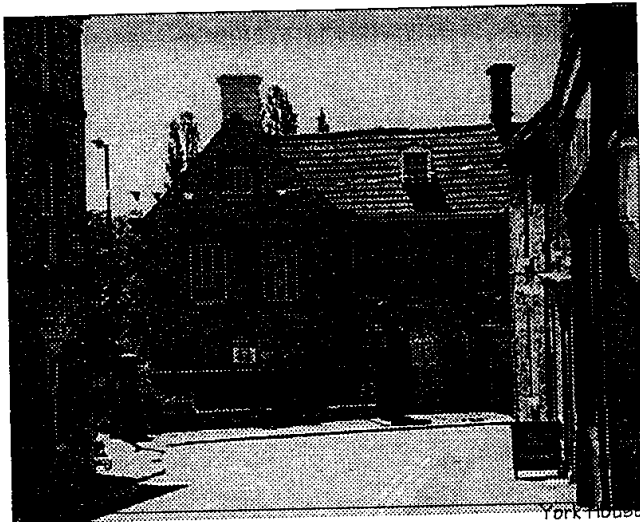
Yorkersgate has a strong vertical emphasis resulting from the predominance of vertical sliding sash windows, chimney stacks and pots, and the scale of the buildings relative to the street width. This emphasis is maintained to the rear where due to the rising ground from the river, the buildings



Yorkersgate

MALTON CONSERVATION AREA

of Yorkersgate appear as a manmade cliff of some visual drama. Beyond Market Street the building line is less rigid and the scale of the buildings reduced on the north side to make the transition from the urban to rural context. On the south side York House and the Talbot Hotel make an impressive and abrupt edge to the built up area. The two most prestigious, stone built residential properties on Yorkersgate, they maintain gardens to the rear stretching down to the river, the greenery and trees of which form a backdrop to the burgage plot developments along the rest of the street. York House set back from the street front in a singular fashion, dates from the C¹⁷th and is of particular historic importance as well as providing a vital 'point de vue' at the end of Market Street.

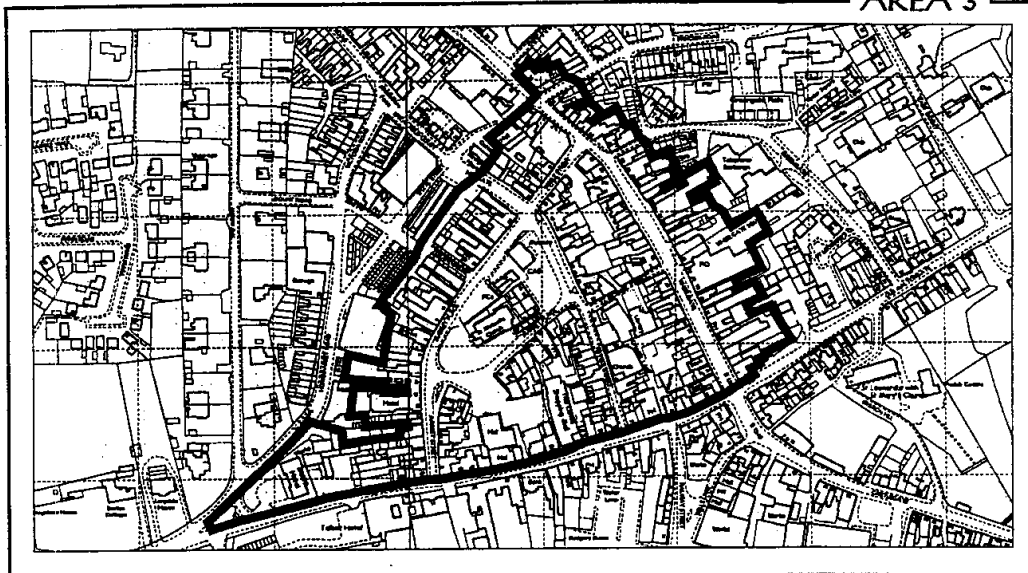


The sloping land between Castlegate/ Yorkersgate and the river is characterised by long lines of single storey brick, stone and pantile buildings with Yorkshire sash windows and plank doors built down the slope rather than across it. These are the former stables, workshops, warehouses and yards many of which would have terminated in riverside depots and warehouses. Despite the importance of the

river trade to Malton, few of the wharf-side buildings remain, it is therefore important to retain the survivors. The industrial element of these backlands has its climax in the large scale brick warehouses of Railway Street built in the 1880s. Of these, Derwent Mill is of particular visual prominence in views from the Station and river meadows. On the opposite side of Railway Street units bordering the car park are survivors of the pre-railway age when this area was the location of Malton's only steam driven corn mill. These simple brick and pantile structures are of limited visual interest but of some historic interest being particularly characteristic of Malton's industrial heritage. The cutting through of Railway Street in the 1840s has left the triangle of buildings at the crossroads with

an unresolved rear elevation. This site is prominent to visitors entering Malton from the railway and is much in the public eye, at present it is occupied by the car park of the Globe Inn and part bounded by a stone wall. There is some scope for enhancement in this area.

AREA 3

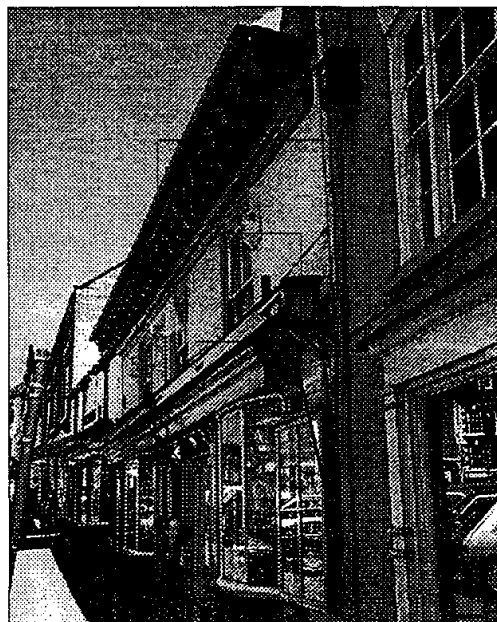


Area 3

This area of Malton takes its shape and form from the Market Place, an approximately triangular space rising from the southwest to the north east and subdivided by the bulk of St Michael's Church, the old Town Hall and market infill buildings. Many of the buildings in this area originate from the early C¹⁸th though alterations and additions were often made in the C¹⁹th; there are very few buildings of the C²⁰th in evidence. Building materials are, in common with the rest of Malton, chiefly local stone and brick with some rendered structures, pantiles and Welsh slates.

The curving north side of the Market Place is of particularly high scenic value and architectural quality. Most properties are of two or two and a half storeys, many with flat or pedimented dormers set in steeply sloping roofs which enhance the vertical rhythm of vertical sliding sash windows and doors. Shopfronts date from the Victorian and Edwardian periods most being later additions. The Vine on the corner of

Newgate, and the adjacent Midland Bank are particularly characteristic of the C¹⁹th character of this side of the Market Place with quality brickwork, symmetrical facades and a strong cornice line. The south and east sides of the Market Place are more



Market Place

MALTON CONSERVATION AREA

varied with two and three storey properties though none are of quite the same architectural quality as those on the north side. Visual interest is created by the variation in roof line, the high survival rate of chimneys and pots, historic shopfronts of intricacy and detail (eg Leefe & Sons and Mennells), strong cornice details and the use of coloured render, particularly to the east of the Church. The square stone bulk of the old Town Hall and the Church are landmark buildings in the Market Place which, together with other infill buildings create a series of more intimate spaces, narrow alleys and passageways.

The burgage plot pattern radiates off the north and east sides of the Market Place determining the linear form of rear extensions and the route of passages and alleys through to the Cattle Market. On the south side this pattern is interrupted by the Cinema and Milton Rooms leaving a gap site of negative visual and townscape quality currently used as a car park.

Saville Street and Market Street give access to the Market Place from Yorkersgate, both afford good views into the centre of Malton. Market Street retains its C¹⁸th and early C¹⁹th character with two storey buildings in both brick and stone, steep pitched pantile roofs and small Yorkshire sashes in the dormers. The quality of shop fronts is high on this street, most are early Victorian with one or two bay windows of the late Georgian period which are of particular interest.

Saville Street is very different in character being relatively narrow with a strong sense of enclosure created by predominantly three storey brick buildings. The formal symmetry of the Methodist Chapel and adjacent properties is a unique piece of urban design in Malton. The opposite side of the street is of completely different



Market Street

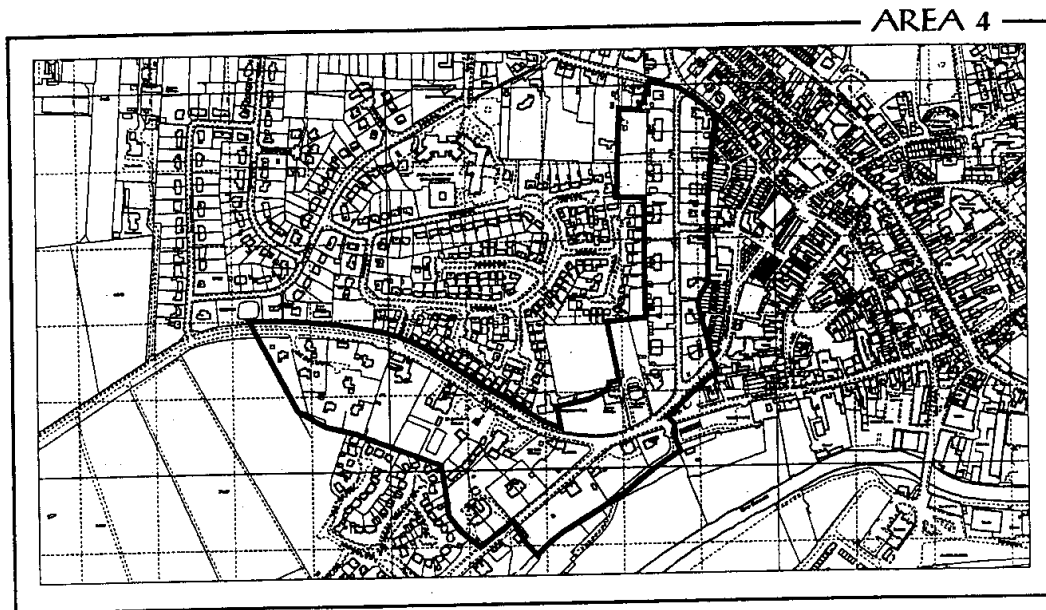
character with a high Victorian feel created by a terrace of yellow brick shops with first floor bay windows, original shopfronts and stone detailing below Welsh slate roofs. The contrast made by the use of strikingly non-local building materials is a symptom of the arrival of the railway in Malton in 1845 and access to new sources of mass produced building products.

The view from Newbiggin down Wheelgate is important as an attractive gateway to the town in which Woollons & Hardwood on the corner of Finkle Street and the old Post Office are key buildings. This street is characterised by greater architectural variety than others in Malton, in terms of building type and size, age and materials used. There are narrow, two storey stone cottage type structures of the early C¹⁸th cheek by jowl with 3 storey red brick and plain tile architect designed buildings of the early C²⁰th. Coordination along a uniform building line at the back of pavement and a strong cornice line give cohesion to the

MALTON CONSERVATION AREA

streetscape and a vertical rhythm is achieved by the regularity of vertical sliding sash windows, dormer windows, chimney stacks and pots and roof pitch.

Burgage plots extend to the rear down both sides of Wheelgate clearly indicating the Medieval origins of development on this street. These plots were used for a variety of functions, residential, manufacturing, stabling and have been subject to varying degrees of redevelopment. Property boundaries have generally been maintained however, in common with the rest of Malton, and are of utmost importance to the characteristic urban grain of the town.



Area 4

The western extension of the Conservation Area takes in a suburb of Victorian villas of the post railway age. These are mainly semi-detached properties of local stone with Welsh slate roofs, sliding sash windows and bay windows set in the rear of large gardens with stone boundary walls. The gardens are matured and make an important green margin between the old centre of Malton and the areas of new development to the west.

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;

MALTON 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;

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.

— MALTON 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.

MALTON 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

— MALTON 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

MALTON 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

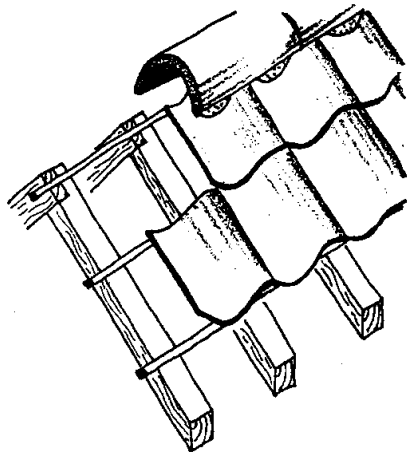
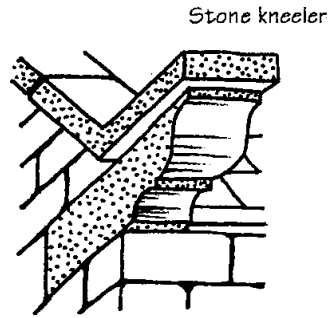
CONSENT FOR THE DISPLAY OF ADVERTISEMENTS ON LISTED BUILDINGS WILL BE PERMITTED ONLY WHERE:

- (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.

ARCHITECTURAL FEATURES

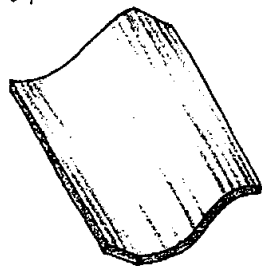
FIGURE 1.2

Stone 'kneeler' and 'water tabling' or 'parapret'. The upstand of the water tabling at both gable ends of a roof, normally terminated by decorative kneelers is very characteristic of the historic roovescape in Ryedale.

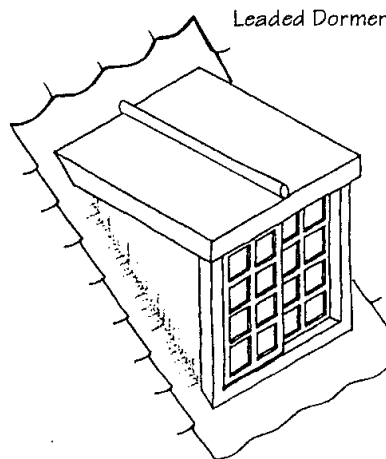


Clay pantiles

Although Welsh slates and stone slates are found in Ryedale, pantiles made from local clay are the most characteristic roof material in the District. Long straw and combed wheat reed thatch were once common in Ryedale and give many properties a characteristically steep roof pitch. Many have since been reroofed in pantiles.



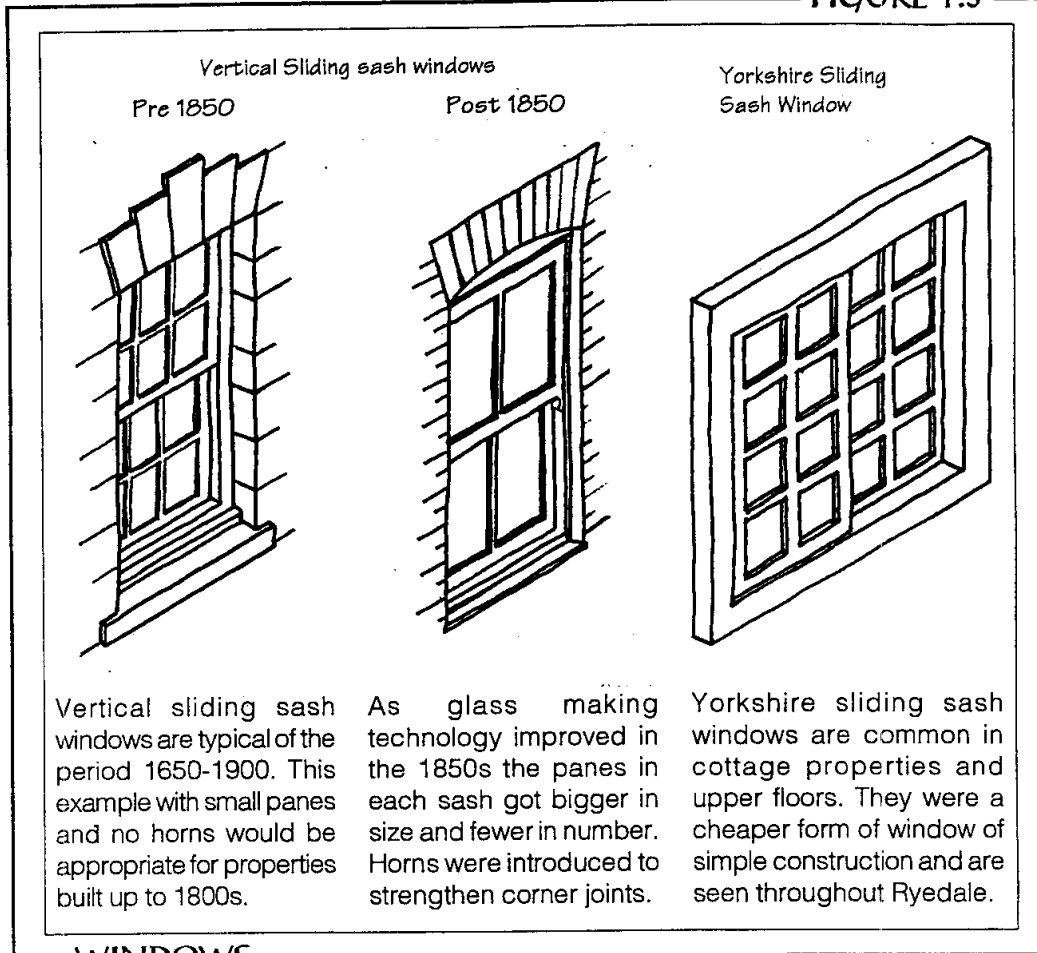
Dormer windows with flat tops pediments, lead sides or 'cheeks' in sloping pantile roofs are a particular characteristic of the Malton roovescape.



Leaded Dormer

ROOFING

FIGURE 1.3



WINDOWS

FIGURE 1.4

