

COMMITTEE REPORT

Date: 10 August 2017 **Ward:** Holgate
Team: Householder and **Parish:** Holgate Planning Panel
Small Scale Team

Reference: 17/00966/LBC
Application at: 39 St Pauls Square York YO24 4BD
For: Installation of handrail with railings on steps to front door
By: Mr James Cannon
Application Type: Listed Building Consent
Target Date: 10 July 2017
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site is no. 39 St. Paul's Square, York, a grade II listed building of special architectural or historic interest located in St. Paul's Square/Holgate Road Conservation Area. The statutory list entry includes two houses at no. s 38 and 39 St. Paul's Square dating from the mid nineteenth century, finished in brick with some painted stone dressings and a slate roof. The front entrance doorways, at the left of each house, have doorcases with panelled pilasters, panelled reveals, modillioned cornices, and four panelled doors with overlights. The significance of the listed building is illustrated in the aesthetic, historical and evidential value of the fabric.

1.2 The proposals relate to the installation of a handrail with railings on the steps to the right of the front entrance door.

1.3 The application is reported to Sub-Committee for decision because the applicant is the spouse of a serving Councillor.

2.0 POLICY CONTEXT

2.1 Policies:

2005 Draft Development Control Local Plan

CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Planning and Environmental Management (Conservation)

3.1 The proposed handrail installation has been designed to have minimal impact on the fabric of the listed building, avoiding contact with the timber pilaster to the door surround. The construction of the plinth into which the bars are fixed appears to be relatively modern. The design is of simple, traditional form therefore the Conservation Officer has no objection to approval of this application.

EXTERNAL

Holgate Planning Panel

3.2 No objections.

Neighbour Notification and Publicity

3.3 No responses received.

4.0 APPRAISAL

4.1 Key Issues

- Impact on special architectural or historic interest of the listed building

4.2 The National Planning Policy Framework (NPPF) (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking.

4.3 The NPPF, Chapter 12, Paragraph 132 states that considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed by or lost through alteration or destruction of the heritage asset or development within its setting.

4.4 The NPPF, Chapter 12, Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.5 The York Development Control draft Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the NPPF.

4.6 Development Control Local Plan Policy HE4 states that with regard to listed buildings, consent will only be granted for internal or external alterations where there is no adverse effect on the character, appearance or setting of the building.

ASSESSMENT

4.7 With reference to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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.

IMPACT ON SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE LISTED BUILDING

4.8 It is proposed to install a handrail to the right side of the existing steps to the front entrance to the listed dwelling house. The proposed handrail has been designed to have minimal impact on the fabric of the listed building, avoiding contact with the timber pilaster to the door surround. The construction of the plinth into which the bars are fixed appears to be relatively modern. The design of the handrail and supporting vertical bars are considered to be of a simple, traditional form. The applicant has confirmed that the vertical bars supporting the handrail would be of a circular profile, with a black gloss finish.

4.9 With regard to the impact of the proposals on the special interest of the listed building, it is considered that the design, materials and finish of the handrail and supporting vertical bars would be acceptable and would not harm the setting of the adjoining listed building within the context of this part of the conservation area.

5.0 CONCLUSION

5.1 It is considered that the proposals would preserve the special architectural or historic interest of the listed building and its setting and would accord with guidance contained in the NPPF, Policy HE4 (Listed Buildings) of the Development Control Local Plan and Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing no. ABL 3287 Issue A Handrail, including side elevation, front elevation and plan view, dated 12.04.2017

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

Application Reference Number: 17/00966/LBC

Item No: 4j

Page 3 of 4

3 Notwithstanding the approved plans, the vertical metal bars supporting the handrail shall have a circular profile and shall be thus maintained.

Reason: To preserve the special architectural or historic interest of the listed building and its setting.

4 Notwithstanding the approved plans, the handrail and supporting vertical bars shall have a black coloured painted finish and shall be thus maintained.

Reason: To preserve the special architectural or historic interest of the listed building.

7.0 INFORMATIVES:

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