

COMMITTEE REPORT

Date: 7 December 2011 **Ward:** Micklegate
Team: West/Centre Area **Parish:** Micklegate Planning Panel

Reference: 10/00966/LBC
Application at: Artful Dodger 47 - 51 Micklegate York YO1 6LJ
For: Internal alterations at ground and first floor levels including installation of new staircase from rear bar area. Replacement windows to rear.
By: Mr Marc Allinson
Application Type: Listed Building Consent
Target Date: 24 June 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The Artful Dodger 47-51 Micklegate comprises a Grade II Listed 3 1/2 storey brick built property currently in use as a public house occupying a prominent location within the Historic Core Conservation Area. Listed Building Consent is currently sought for a number of internal alterations to facilitate the conversion of the presently disused first floor in to a function room including the insertion of a staircase from the rear bar area, the provision of secondary double glazing to the main Micklegate street elevation, the making good of an existing fireplace and the layout of the first floor bar area. The application is in part retrospective and two previous schemes have been refused on the grounds of adverse impact upon the character and appearance of the Listed Building refs:- 09/01180/LBC and 09/01655/LBC. The submitted scheme has been further revised to deal with concerns in respect of its impact upon the historic character and integrity of the building.

1.2 Councillor Watson has called the application in for determination by the West and Centre Development Control Sub-Committee in order to secure a consistent treatment with the previous development proposals at the site.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006
Conservation Area GMS Constraints: Central Historic Core CONF

Application Reference Number: 10/00966/LBC

Item No: 4c

Listed Buildings GMS Constraints: Grade 2; 47 Micklegate York YO1 1LJ 0186

Listed Buildings GMS Constraints: Grade 2 Star; 53 Micklegate York YO1 1LJ 0183

Listed Buildings GMS Constraints: Grade 2; 49 Micklegate York YO1 1LJ 0185

Listed Buildings GMS Constraints: Grade 2; 2 St Martins Lane York YO1 1LN 0188

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL:-

3.1 Design, Conservation and Sustainable Development raise no objection to the scheme as finally revised but wish to see large scale details of the stair case to the rear bar area, new internal doors, the proposed secondary double glazing and the ceiling nibs formed to reflect the former internal layout, submitted for further written approval.

EXTERNAL:-

3.2 Micklegate Planning Panel were consulted in respect of the proposal on 14th May 2011. No response has been forthcoming.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

* Impact upon the historical character and integrity of the Listed Building.

IMPACT UPON THE HISTORICAL CHARACTER AND INTEGRITY OF THE LISTED BUILDING:-

4.2 Policy HE4 of the York Development Control Local Plan sets a firm policy framework that Listed Building Consent will only be forthcoming for development involving internal or external alterations where there would be no adverse impact upon the character, appearance or setting of the building. The current development involves the conversion of the existing upper floor which has been disused since the early 1980s into a function suite associated with the public house use taking place on the ground floor. Elements of the work have already been undertaken and two previous schemes involving the insertion of integral double glazing to the main

street elevation and a suspended ceiling have been refused on the grounds of adverse impact upon the character and appearance of the interior of the building.

4.3 The scheme as commenced included a stair case rising via a half landing from the rear bar area into the rear former service wing of the building at first floor level. This seriously disrupted the understanding of the internal space and introduced a design entirely alien to the type and period of building. Ideally it would have been preferable for the existing staircase to the upper floors to be used to provide access to the proposed function room. This would however prove impractical in view of its physical relationship to the bar entrance and the need to form an additional entrance through the front bar wall, as well as the security implications in respect of the upper floors of the building. The amended stair case rather than adopting a half landing covers one straight flight in a form more appropriate to the building and allowing for the adoption of the characteristic Mid Victorian detailing.

4.4 The scheme as originally envisaged included a suspended ceiling above the rear section of the first floor and below the Bar Manager's flat above with services associated with the function room hidden within the resulting void. Again this caused significant disruption to the understanding of the interior of the building and its development with the Mid-19th Century plaster ceiling hidden from view. The amended scheme envisages the removal of the suspended ceiling and the restoration of the original Victorian detailing where it has sustained water damage. At the same time an office space with toilet has been created within the rear first floor service wing. As originally laid out this led to the severing of the existing first floor fireplace with its opening reversed. The amended scheme envisages the retention of the Victorian fireplace with appropriate mantle shelf detail as a feature of the rear first floor room.

4.5 The scheme as originally proposed envisaged the replacement of the existing glazed units at first floor level with integral double glazing. This was previously rejected as particularly damaging to the character of the principal street elevation of the building. The amended scheme envisages the retention of the existing Victorian glazing with the insertion of secondary double glazing to retain heat and provide noise insulation behind. This solution has a far lesser impact upon the historic character and integrity of the building and is ultimately reversible.

4.6 In order to undertake the layout of the function room on the upper floor a number of internal stud walls of Victorian date have been removed disrupting the understanding of the space as originally configured. In order to preserve the understanding of the area as a formerly subdivided space and to allow for the possibility of its recreation at some point in the future substantial nibs of 1 metre depth have been left to mark the position of former internal subdivisions whilst allowing for the use of the interior as one single large function space. This is in accordance with Central Government planning guidance in respect of "Planning and the Historic Environment" outlined in PPS5.

5.0 CONCLUSION

5.1 The Artful Dodger 47-51 Micklegate comprises a 3 1/2 storey brick built Grade II Listed building currently used as a public house lying within a prominent site within the Historic Core Conservation Area. A series of internal alterations have been proposed and partially undertaken to convert the previously disused first floor area into a function room. This has involved the formation of a staircase linking to the rear ground floor bar area, the removal of a series of internal partitions at first floor level, the formation of an office and toilet area in the rear service wing with resultant alterations to the fire place serving the rear first floor room and the insertion of a suspended ceiling into the rear of the first floor room. The proposal to regularise and complete the development now applied for envisages the removal of the suspended ceiling, the making good of the altered fireplace, the formation of substantial nibs to mark the location of the former internal subdivisions, the reconfiguration of the inserted stair case and the insertion of secondary double glazing to provide some degree of noise insulation for the first floor. Taken together the various elements of the scheme as most recently amended are considered to be a significant improvement upon the original intention and on balance the scheme is felt to comply with the terms of Policy HE4 of the York Development Control Local Plan as well as Central Government Planning Guidance in respect of Planning and Listed Building Control outlined in PPS5.

COMMITTEE TO VISIT

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:-

Drawing Refs:- 715/2H Dated 4th October 2011. 715/6E Dated 23rd February 2010. 715/5B Dated 10th October 2011 and 715/3D Dated 22nd July 2010.

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

3 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- i) Rear Staircase between ground and first floors including surrounding detailing,
- ii) New Internal doors including detailing,
- iii) Secondary Double Glazing including window sections,
- iv) Ceiling Nibs to mark the former position of internal walls.

Reason: So that the Local Planning Authority may be satisfied with these details.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the historic character and integrity of the Listed Building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416