

COMMITTEE REPORT

Date: 6.6.2013
Team: Major and Commercial Team
Ward: Guildhall
Parish: Guildhall Planning Panel
Reference: 13/00743/LBC
Application at: 11 - 12 Fossgate York YO1 9TA
For: Replacement shop front and internal alterations
By: Mr Jamie Lawson
Application Type: Listed Building Consent
Target Date: 28 May 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to 11-12 Fossgate, a two-storey building with basement and attic. The building was originally a fishmongers with accommodation above. The ground floor frontage was originally open and a shop front of basic design was inserted later in the C20. Towards the rear of the plot is a 2-storey outbuilding, which has been connected to the main building with a single storey link with glazed roof. The building dates from 1898 and is listed at grade 2.

1.2 It is proposed to use the premises as a drinking establishment. The listed building consent application proposes the following associated alterations -

- Replacement shop front & installation of lobby
- Removal of ground floor w/c & modern fireplace
- Replacement staircase & partition walls in rear building
- Partitions at first floor level to compartmentalise 'managers flat' and avoid heat loss into attic
- Secondary glazing to glazed roof

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

Listed Buildings GMS Constraints: Grade 2;

- 10 Fossgate York YO1 2TA 0841
- 13-14 Fossgate York YO1 2TA 0843
- 11-12 Fossgate York YO1 2TA 0842

2.2 Policies:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 Officers support the scheme. Overall the proposed alterations, subject to agreement on detailed design, preserve the special architectural or historic interest of the building, and its value as an integral part of the street scene.

ENGLISH HERITAGE

3.2 No response to date.

GUILDHALL PLANNING PANEL

3.3 No objection.

PUBLICITY

3.4 No objections made to LBC application.

4.0 APPRAISAL

KEY ISSUES

4.1 The National Planning Policy Framework advises it is desirable development proposals sustain or enhance heritage assets and put them to uses consistent with their conservation. Where proposals will have a harmful impact, in order to be acceptable, the harm must be out-weighted by public benefits.

ASSESSMENT

4.2 Overall the scheme involves a sympathetic restoration that retains fabric which is of interest and will have no adverse effect on the historic and architectural importance of the building. The replacement of the C20 shop front will improve the building's appearance.

Ground level

4.3 The removal of the ground floor toilet, a modern introduction that intrudes into the main floor-space and is positioned close to the front of the building, by the staircase, will be more sympathetic to the original plan form.

4.4 The fire place which will be removed is a modern fitting which does not relate to the age or architectural style of the building and is of no heritage value.

4.5 Secondary glazing to the roof is proposed to avoid noise pollution. It is justified and the area affected can be upgraded without harm to the setting.

4.6 It is proposed to replace the staircase situated at the rear of the building. The staircase is of simple, functional, appearance, and of modern construction. It is perhaps a replacement of an earlier stair, but not necessarily in the same location. Its removal would have a negligible impact on the heritage value of the building, and the loss would be outweighed by the benefit of a buildings regulations compliant stair allowing the use of the upper floor.

Upper floors

4.7 Covering the spiral metal attic stair at attic level preserves its visual interest whilst providing separation between the floors, which is required to provide insulation.

4.8 Partitions are required to separate the manager's flat from the customer toilets. The toilets are enclosed by low partitions, which would be added to. The works will allow comprehensive occupation of the building, in the interests of its viability and there will be no harm to the architectural and historic interest of the building.

5.0 CONCLUSION

5.1 Externally the appearance of the host building will be enhanced. The internal changes would not harm the buildings historic and architectural interest. Approval is recommended.

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:-

Proposed shop front	1306.5A and 9A
Floor plans	1306.6A and 7A
Section	1306.8

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.

a) Shop front (at a scale of 1:10) to include:

- Vertical cross sections through proposed shop front. Sections to show typical display windows, main entrance (including finial) and side entrance, pilaster, console brackets and cornice.
- Proposed external colour and finish for shop front

b) Indicative in-situ cross section of secondary glazing to covered yard area at 1:2 scale.

c) Door to manager's flat.

Reason: In the interests of the appearance of the listed building.

4 New partition walls and details shall be scribed around original walls and details.

Any repairs or refurbishment of existing architectural features shall be carried out to a high standard in materials, methods, finishes and details to match surrounding surfaces. Redundant pipework shall be removed and affected areas made good.

Reason: In the interests of retaining the character and appearance of the listed building.

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 the impact on the listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

Contact details:

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