

COMMITTEE REPORT

Date: 8 August 2013 **Ward:** Guildhall
Team: Householder and **Parish:** Guildhall Planning Panel
Small Scale Team

Reference: 13/01560/LBC
Application at: 9 Precentors Court York YO1 7EJ
For: Replacement boundary wall with vehicle access gates
By: Mr Nick Williams
Application Type: Listed Building Consent
Target Date: 23 July 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 The application seeks listed building consent for the formation of a vehicular access within the boundary wall of 9 Precentors Court. The application should be read in connection with application 13/01547/FUL

1.2 The application site is a Grade II star listed building located within a small enclosed court within the Central Historic Core Conservation Area. The proposal seeks permission to create an opening within the front garden boundary wall to allow for vehicular access. There appear to have been previous works undertaken to the wall to allow for pedestrian access.

1.3 The application has been called to committee by Councillor B Watson due to the potential impact upon the listed building.

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: Grade 2 Star; 9 Precentors Court
Listed Buildings: Grade 2; 8 High Petergate
Listed Buildings: Grade 2; Bootham Bar Hotel 4 High Petergate
Listed Buildings: Grade 2; Gates and Railings Attached To 10 Precentors Court
Scheduled Ancient Monuments: SMR 13280 York Minster Precinct Inc. Section of City Walls

2.2 Policies: CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Conservation, Design and Sustainable Development

3.1 The wall is attached to, and forms the front boundary wall of the garden to 9 Precentors Court, a house of early 18th century origin. It is listed grade II* as a building of special architectural or historic interest. The site is within a small enclosed court within the heart of the Central Historic Core conservation area. The rebuilding a limited section of the wall to form a vehicular access could be supported. The existing brickwork should be carefully taken down (this would have to be done by hand) and reused, bedded in a lime mortar. The larger bricks forming the curved wall end should be retained to re-create this feature. The existing railings should be retained and cut down to size.

EXTERNAL

Guildhall Planning Panel

3.2 No objections but feel the doors should be made of a more traditional material such as wrought iron or timber

English Heritage

3.3 No objections but recommend that the existing bricks are re-used where possible and lime mortar should be used. The remaining section of railings shall remain in situ.

4.0 APPRAISAL

KEY ISSUES

- Impact upon the special architectural and historic interest of the listed building.

4.1 The National Planning Policy Framework (NPPF), March 2012, sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance is that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

4.2 The National Planning Policy Framework (NPPF), March 2012, 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.

4.3 The National Planning Policy Framework (NPPF) March 2012, 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.

4.4 Development Control Local Plan 2005. Policy CYHE4 states that with regard to listed buildings consent will only be granted for development in the immediate vicinity of, demolition, internal or external alterations, changes of use or for the erection of satellite antenna where there is no adverse effect on the character, appearance or setting of the listed building.

SCHEME

4.5 The existing high section of wall would be increased in width, using reclaimed bricks, and a 2.4m wide by 2.25m high opening would be created centrally. The remaining brick wall and railings would be retained. An area measuring 5.2m deep and 3.6m wide laid with Yorkshire Paving slabs would be created within the site. The proposed timber doors would open into the site.

ASSESSMENT

4.6 The proposed works would not appear to have any detrimental impact upon the architectural or historic interest of the listed building. The existing bricks will be retained and re-used in the reconstruction of the wall. Likewise the existing railings will also be retained and reused within the narrow section of wall. The insertion of the larger doorway does not appear to have any detrimental impact upon the heritage asset of the listed building and subject to conditions appears acceptable.

5.0 CONCLUSION

5.1 The proposed works are not considered to detract from the special historic and architectural importance of the building. Approval is recommended.

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 and other submitted details:-

Application Reference Number: 13/01560/LBC

Item No: 4e

Page 3 of 4

Drawing number 744.006 Rev B received 19th July 2013

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

3 The existing railings shall be retained and cut to fit the reduced width and made good

Reason: To preserve the appearance of the listed building.

4 Prior to any work commencing to demolish any part of the wall, the applicant shall take such steps and carry out such work as shall, during the progress of the works permitted by this consent, secure the safety and stability of that part of the wall which is to be retained.

Reason: To preserve the appearance of the listed building.

5 Prior to works commencing on site the extent of the demolition shall be defined on an elevation drawing. The demolition of this approved section of walling shall be carried out by hand and the materials retained for re-use.

Reason: To preserve the appearance of the listed building.

6 Prior to commencement of works, a 1m sq (or greater) sample panel of main walling brickwork shall be constructed on site for approval in writing and to be retained in situ for the duration of the works. The following shall also be provided for approval:

New bricks to make up shortfall

Brick coping, which shall exactly match existing detail

Bricks for proposed relieving arch

Mortar mix to be approved prior to commencement of works (attention is drawn to the consultation response from English Heritage suggesting a lime mortar)

Reason: To preserve the appearance of the listed building.

7 A 1:2 part horizontal cross section illustrating door frame section, position of door frame in relation to the thickness of the wall, and door cross section. The garage doors to be painted in a colour and finish to be approved

7.0 INFORMATIVES:

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Application Reference Number: 13/01560/LBC

Item No: 4e

Page 4 of 4