

COMMITTEE REPORT

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

Reference: 13/01547/FUL
Application at: 9 Precentors Court York YO1 7EJ
For: Replacement boundary wall with vehicle access gates
By: Mr Nick Williams
Application Type: Full Application
Target Date: 1 August 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 The application seeks permission for the formation of a vehicular access within the boundary wall of 9 Precentors Court. The application should be read in connection with application 13/01560/LBC which is also reported on this agenda.

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 Watson due to the potential impact upon the listed building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest: City Centre Area 0006
Conservation Area: Central Historic Core CONF
Listed Buildings: Grade 2; Bootham Bar Hotel 4 High Petergate
Listed Buildings: Grade 2 Star; 9 Precentors Court York
Listed Buildings: Grade 2; Gates and Railings Attached To 10 Precentors Court
Listed Buildings: Grade 2; 8 High Petergate
Scheduled Ancient Monuments: SMR 13280 York Minster Precinct Inc. Section of City Walls

2.2 Policies:

CYGP1Design

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3.0 CONSULTATIONS

INTERNAL

Highway Network Management

3.1 No objections as the area outside is a turning area protected by parking restrictions. The doors should open into the site.

EXTERNAL

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

4.0 APPRAISAL

4.1 Key Issues

- Design
- Impact upon amenity
- Highway Safety

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. A principle set out in paragraph 17 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.

4.3 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible. The NPPF states that there are three dimensions to sustainable development - an economic role, a social role and an environmental role. In considering proposals for new or improved residential accommodation, the benefits from meeting peoples housing needs and promoting the economy will be balanced against any negative impacts on the environment and neighbours' living conditions.

4.4 The 2005 Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.5 The relevant City of York Council Local Plan Policies are GP1, HE2 and HE3. Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.6 Policies HE2 'Development within Historic Locations' and HE3 'Conservation Areas' of the City of York Local Plan Deposit Draft are also relevant to this proposal. These policies expect proposals to maintain or enhance existing urban spaces, views, landmarks and other townscape elements and not to have an adverse effect on the character or appearance of the Conservation Area.

SCHEME

4.7 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.

AMENITY

4.8 It is considered that there would be no detrimental impact as a result of the proposed works. The highway to the front of the site has existing parking restrictions in place and as such the access would not be blocked or result in any conflict with other highway users. The proposed opening is considered to be of an acceptable design and materials that does not detract from the character of the conservation area or the setting of the listed building. The opening has been kept to a minimum and sits well within the confines of the boundary wall.

5.0 CONCLUSION

5.1 It is considered that the proposed creation of a vehicular access would not have any detrimental impact upon the character of the conservation area, neighbours amenity, highway safety or the setting of the listed building.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

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

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 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.

7.0 INFORMATIVES:

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