

COMMITTEE REPORT

Date: 12 January 2012 **Ward:** Micklegate
Team: Major and **Parish:** Micklegate Planning
 Commercial Team Panel

Reference: 11/03039/LBC
Application at: 2 St Martins Lane York YO1 6LN
For: Internal and external alterations including replacement of rear windows and installation of satellite dish
By: Mr And Mrs P S Healey
Application Type: Listed Building Consent
Target Date: 9 January 2012
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to a 3-storey building located at the end of the terrace which is group listed at grade 2. The buildings are of mid C19 origin and were originally houses. The host building was last used as offices but has been vacant since 2008.

1.2 Listed building consent is required for the desired changes that would occur as part of a change of use of the building back to a single dwelling. A single storey outshot at the rear of the building would be removed. Internally the following changes are proposed:

- Ground floor: an existing opening between the ground floor front and rear rooms would be increased in height; the rear full height windows would be altered.
- First floor: lobby removed.
- Second Floor: original configuration restored - entrance to rear room, landing and balustrade.

1.3 There is an associated application for planning permission for the change of use - 11/03037/FUL.

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; 49 Micklegate York YO1 1LJ 0185
Listed Buildings GMS Constraints: Grade 2; 2 St Martins Lane York YO1 1LN 0188

Application Reference Number: 11/03039/LBC

Item No: 5b

2.2 Policies:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

Micklegate Planning Panel

3.1 No comments received.

Publicity

3.2 As a consequence of publicity a representation has been received on behalf of the public house at 49 Micklegate. It advises of the proximity of the rear of the premises to a licensed outside drinking area used by the pub and the nightclub next door. There is concern that noise will affect future occupants and no soundproofing measures are proposed in the dwelling. It is asked that this be noted and that any future occupants should not be able to complain about noise from existing uses should they move into the building.

4.0 APPRAISAL

Key issues

4.1 Impact on the special historic and architectural interest of the listed building

Policy

4.2 PPS5: Planning for the Historic Environment makes a presumption in favour of conservation. Alterations must be justified. However it also recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. In determining applications local planning authorities should weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and recognize that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

Assessment

4.3 The building was originally a house and has been adapted to accommodate office use. The single storey rear outshot has been added and the 2nd floor layout

altered, with the landing splayed over the stairwell, to provide w/c's. Openings between front and rear rooms on each floor have also been made.

4.4 The proposed alterations will assist in restoring the original configuration, by removal of the rear extension and reverting to the original layout at second floor level. Fireplaces will also be reinstated. There is a curious lobby arrangement at first floor level and it is not known if this is original. However it does not occur on the second floor and it is presumed this is a non-original installation. Removal of the lobby is proposed which will make more prudent use of the space and provide larger rooms at this level.

4.5 A satellite dish is proposed which would be mounted on the rear elevation of the chimney stack. The location is discreet and there would be no undue harm to the architectural interest of the listed building.

5.0 CONCLUSION

5.1 The proposed alterations predominantly affect non-original works and revert the building back to its original form. It is unclear whether the lobby which it is proposed to alter at first floor level is original, the change is however justified as it improves the functionality of the building. The satellite dish due to its location would not have an adverse effect on the building's appearance. It is recommended consent be granted.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

2 PLANS1 Approved plans - 1119.2-5 date stamped 11.11.2011

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) Ground floor french doors and their surrounds.

b) Alterations to stairwell and stairhead to include new balustrade and 2nd floor landing area.

c) Alterations to chimney breasts and fireplaces.

Reason: To protect the appearance of the listed building.

4 All works shall be scribed around original walls and details, and any new works where partitions are to be removed shall be restored using matching details and materials.

Reason: To protect the appearance of the listed building.

5 The satellite dish and its associated fixings shall be fully removed when it becomes redundant.

Reason: In the interests of the 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 special historic and architectural interest of 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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