

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 19 April 2007

**Ward:** Dringhouses And Woodthorpe  
**Parish:** Dringhouses/Woodthorpe  
Planning Panel

**Reference:** 07/00461/LBC  
**Application at:** The Cross Keys 32 Tadcaster Road Dringhouses York YO24  
1LQ  
**For:** Timber canopy at rear of building in paved seating area  
**By:** Spirit Group  
**Application Type:** Listed Building Consent  
**Target Date:** 24 April 2007

### 1.0 PROPOSAL

1.1 The application is for listed building consent for an outdoor covered area, presumably to provide cover for smokers as a consequence of the forthcoming smoking ban. The submission has been revised as originally proposed was a giant umbrella. The applicants were advised that the impact of which on the listed building and conservation area would be unacceptable. The revised plans now propose a timber framed lean to canopy that would be located in the paved outdoor area.

1.2 The application relates to the Cross Keys public house. The building was built and extended in the C18th. It is a grade II listed building and within the Tadcaster Road conservation area. A companion application for planning permission has also been submitted (07/00460/FUL).

1.3 The site is located at the junction of St Helen's Road and Tadcaster Road. The building has an associated car park at the rear (west) and beyond is 1 St Helen's road, a residential property. North of the site is the Co-op convenience store and across the road to the east and south are residential properties (no.s 33,34 and 35 Tadcaster Road).

1.4 There have been no previous planning applications at the site considered to be relevant.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest Dringhouses Area 0008  
Conservation Area Tadcaster Road 0034  
City Boundary York City Boundary 0001  
DC Area Teams West Area 0004  
Listed Buildings Grade 2; Cross Keys Hotel 32 Tadcaster Road Dringhouses York

2.2 Policies:

### **3.0 CONSULTATIONS**

#### Internal

3.1 Urban Design and Conservation (UDC) - UDC consider that the proposed shallow pitched roof shelter, attached to the rear of the existing flat roof extension is preferable to the giant umbrella proposal, which was objected to. UDC Considered that the design of the proposed giant umbrella was not in keeping with the age, style and character of the listed building. The prominent position of the giant umbrella would be in public view from St. Helen's Road, and would detract from the setting of the listed building and views to the rear elevation.

#### External

3.2 Planning Panel - No objection.

3.3 Publicity - Application publicised by neighbour notification letters, site and press notice. The expiry date for comment is 4 April. No written representations have been made.

### **4.0 APPRAISAL**

#### Key issues

4.1 In assessing this application the issue to consider is the visual impact of the development and its subsequent affect on the historic importance of the listed building and its setting, which is on the edge of the Tadcaster Road conservation area (the pub and rear patio area are in the conservation area, the car park is not).

#### Relevant policy

4.2 E4 of the North Yorkshire County Structure Plan states that buildings and areas of special historic interest shall be afforded the strictest protection.

4.3 Policy HE4 states that listed building consent will only be granted when there is no adverse effect on the character, appearance or setting of the building.

#### Appraisal

4.4 The canopy would cover an area of 1.4 metres by 5.8 metres. It would have a timber frame and lean to roof covered in tiles that would match those used on the main building. The canopy would be lower than the flat roof extension to the public house from which it would extend from. The proposed canopy, by virtue of its location, height, footprint, design and materials is considered to be of acceptable appearance. It would appear as a sympathetic, subordinate addition to the listed

building and would not detract from the appearance of the building, its setting or its special historic interest.

## **5.0 CONCLUSION**

5.1 The proposed structure is considered to be of acceptable appearance. There would be no harm caused to the special historic interest or appearance of the listed building. Approval is recommended.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

1 PLANS2

2 TIMEL2

3 The materials to be used externally on the roof of the canopy shall match those of the existing building in colour, size, shape and texture. Any change in the roof material shall first be agreed to in writing by the Local Planning Authority.

Reason: To achieve a visually acceptable form of development.

4 Elevation drawings to a scale of 1:50 or 1:100 of the canopy 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.

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

## **7.0 INFORMATIVES:**

1. 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 special historic interest of the listed building. As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policy HE4 of the City of York Local Plan Deposit Draft.

### **Contact details:**

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