

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Guildhall
Date: 3 April 2007 **Parish:** Guildhall Planning Panel

Reference: 06/02854/CAC
Application at: 3 Percys Lane York YO1 9TP
For: Demolition of building in the Conservation Area
By: S Harrison Developments Ltd
Application Type: Conservation Area Consent
Target Date: 16 February 2007

1.0 PROPOSAL

1.1 The application relates to the demolition of a single storey mid-late C20th flat roof building in association with the redevelopment of the site for student accommodation, a proposal which is considered separately on this agenda (06/00202/FULM). The buildings are situated within a designated conservation area (Central Historic Core), hence separate conservation area consent is required for the demolition of the building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006

Conservation Area Central Historic Core 0038

City Boundary York City Boundary 0001

DC Area Teams Central Area 0002

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

2.2 Policies:

CYHE5

Demolition of Listed Buildings and Buildings in Conservation Areas

3.0 CONSULTATIONS

3.1 INTERNAL

ENVIRONMENT, CONSERVATION AND SUSTAINABLE DEVELOPMENT

Conservation

The building is situated within the central historic core conservation area, off Walmgate and close to St Margaret's church. It is a C20th flat roofed brick structure which is being used as a motor cycle sales room and workshop. The structure is one of a several C20th century utilitarian buildings which form a cluster adjacent to Percy's Lane. The building does not contribute to the character and quality of the industrial buildings nearby, nor does it reinforce the urban grain and architecture of new and historic domestic structures in the area. The building does not make a positive contribution to the character and appearance of the conservation area. Therefore there is no presumption in favour of its retention.

The immediate area is changing in character with the demise of the former bus garage, the conversion of the church to the National Centre for Early Music, and more recently approval of a large office development and a scheme for student accommodation.

Redevelopment proposals must be judged on their own merits. The building sits on its own and I see no reason to tie this particular demolition to the approval of a successful scheme of redevelopment for the site.

Conservation Area Advisory Panel

No objections

3.2 EXTERNAL

GUILDHALL PLANNING PANEL - No objections subject to the demolition commencing as part of a consent for the development of an approved scheme.

ADJACENT OCCUPIERS - No replies

4.0 APPRAISAL

4.1 Key Issues

- architectural quality of building
- impact on character and appearance of the conservation area

4.2 The application relates to the demolition of a single storey mid-late C20th flat roof build, the footprint of which occupies almost the whole of the site. Policy E4 of the Approved North Yorkshire Structure Plan states that buildings and areas of special townscape, architectural or historic interest will be afforded the strictest protection. Policy HE5 of the City of York Deposit Draft Local Plan states that conservation area consent will not be granted for the demolition of buildings which positively contribute to the character or appearance of conservation areas. Where exceptionally demolition or partial demolition is permitted, Policy HE5 requires that no demolition takes place until a building contract for the carrying out of works of

redevelopment has been made, and planning permission for those works has been granted.

4.3 Central Government advice in relation to demolition within conservation areas is contained within Planning Policy Guidance Note 15 (PPG15) - "Planning and the Historic Environment". In exercising conservation area controls, Local Planning Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question. Account should be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and the wider effects of demolition on the surroundings and on the conservation area as a whole.

4.3 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be considered against the same broad criteria to demolish listed buildings. Where a building makes little or no contribution, full information about what is proposed for the site after demolition should be provided. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

4.4 The existing building on the site is an unattractive single storey structure of brick construction with a flat roof. The building is of no architectural merit and has few, if any, redeeming features. The structure is one of a several C20th century utilitarian buildings which form a cluster adjacent to Percy's Lane. The building does not contribute to the character and quality of the industrial buildings nearby, nor does it reinforce the urban grain and architecture of new and historic domestic structures in the area. The building is not particularly characteristic of the location and is not considered to contribute positively to the character or appearance of the conservation area.

4.5 In this particular case, it is considered that the proposed redevelopment proposals for the site, as set out in the previous item on the agenda, are acceptable and no objections are raised, therefore, to the demolition of the existing building. However, it is not considered that the imposition of the standard condition requiring a contract for the redevelopment of the site to be made prior to the demolition of the existing building is justified in this instance, given its freestanding nature and poor architectural quality.

5.0 CONCLUSION

5.1 Bearing in mind the generally poor architectural quality of the building that it is proposed to demolish, it is not considered that the character or appearance of the conservation area would be adversely affected by the proposal. The redevelopment proposals for the site are considered to be acceptable. As such, the granting of conservation area consent is considered to be acceptable, and not in conflict with Policy E4 of the Approved North Yorkshire Structure Plan or Policy HE5 of the Draft Local Plan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2

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:

- architectural quality of building
- impact on character and appearance of the conservation area

As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policy HE5 of the City of York Local Plan Deposit Draft.

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