

COMMITTEE REPORT

Date: 18 April 2013 **Ward:** Micklegate
Team: Major and **Parish:** Micklegate Planning
 Commercial Team Panel

Reference: 13/00091/CAC
Application at: Racecourse Racecourse Road Knavesmire York YO23 1EJ
For: Demolition of existing perimeter wall, saddling boxes and
 broadcasting box
By: York Racecourse Knavesmire LLP
Application Type: Conservation Area Consent
Target Date: 18 March 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 Conservation area consent is sought for the demolition of an existing perimeter wall, saddling boxes and broadcasting box located at the north end of the Racecourse. Members are asked to consider this application in relation to concurrent planning application, LPA Ref 13/00090/FUL, for the construction of a new pre-parade ring and Winning Connections building, erection of new perimeter wall, saddling stalls, washdown area and associated ancillary equine facilities including veterinary accommodation, provision of replacement path and associated landscaping. Both applications are presented to the Sub-Committee due to the importance to the city of the Racecourse and the Knavesmire.

1.2 The proposals involve the demolition and rebuilding of the section of perimeter enclosing wall running down and west from the main gates at the head of Knavesmire Road towards the racetrack, and demolition of the saddling boxes and other enclosures which back up to this wall. The main gates and other enclosing brick walls which return to define the west side of Racecourse Road would be unaffected. In addition the small timber and thatch broadcasting box would be demolished to be replaced with a slightly larger facility, more lightweight in appearance with a similar thatch skirt around its rooftop.

1.3 The Racecourse and Terry's Factory site were designated as a conservation area in 1975 and an appraisal was approved in October 2006. The two groups of substantial buildings in a landscape setting represent a couple of the defining characteristics of York. They are landmarks in the local environment as well as in the wider context of more long distance views from south of the city (see York Central Historic Core conservation area appraisal views 6 & 7).

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Racecourse CONF
City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYHE5 Demolition of Listed Buildings and Buildings in Conservation Areas
CYHE3 Conservation Areas

3.0 CONSULTATIONS

INTERNAL

3.1 DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - The proposed development would preserve the character and appearance of the conservation area.

EXTERNAL

3.2 MICKLEGATE PLANNING PANEL - No response to date

4.0 APPRAISAL

KEY ISSUES

4.1 Impact on the character and appearance of the conservation area

POLICY

4.2 The NPPF requires that proposals either sustain or enhance conservation areas. If development has a harmful effect, it should only be permitted when there are public benefits that outweigh the harm.

4.3 Local Plan policy HE5 advises that in cases where demolition of building(s) in conservation areas is justified, considering the merits of alternative proposals, it will be required that no demolition takes place until redevelopment has been agreed and will take place. Policy HE3 also seeks to prevent buildings from being demolished in Conservation Areas where they make a contribution to the character and appearance of the area.

4.4 The Central Historic Core Conservation Area Appraisal is a material consideration for decision making. It was adopted by the Council following public consultation on the 24 November 2011, the final draft document fully reflecting the results of public consultation. The application site falls within key views of the city.

ASSESSMENT

Merit of the existing structures

4.5 The perimeter brick walls were introduced as part of Brierley's development proposals of 1907-9 and the conservation area appraisal (7.10) states that they make a positive contribution to the character and appearance of the conservation area. Map evidence shows that the saddling boxes backing up to the north wall are slightly later and they have been added to and altered during the course of the intervening century. Some signs of these alterations are apparent on the outside of the wall where openings have been blocked and the wall has been extended or increased in height. The walls are unlisted though they are of evidential value as part of Brierley's work. The walls, cast iron vents, and the slated roofs of the saddling boxes make an attractive boundary to the site when approaching from Knavesmire Road.

Merit of the proposed structures

4.6 The proposals would reposition the wall to form a line with the gate ensemble. The wall would be reconstructed to a similar design using materials and details matching the original. The new saddling boxes would be similar in height to existing and would have slated hipped roofs. Two sets of robust timber gates would be introduced between the built sections and an additional gate would be introduced into the Vet treatment box.

4.7 The broadcasting box is a much smaller structure which is experienced from within the site. Its timber base is utilitarian though the thatch gives it a curious rural domestic appearance. The proposed replacement building would be of higher quality, lightweight in appearance with a similar thatched top. It would also appear to be less randomly located on site.

4.8 It is considered that the loss of the wall would cause temporary harm to the conservation area pending the building of the new wall, new saddling boxes and wash down area which would form better relationships with the main gates, the parade grounds, and the course itself. The new proposals represent an enhancement of the character and appearance of the site. The replacement broadcasting box would be a small component of the conservation area and it would have neutral to positive benefit on the appearance of the area. The proposed demolition would not conflict with Policies HE3 and HE5 of the Local Plan and national planning guidance contained in the National Planning Policy Framework,

subject to the works not commencing until approval has been gained for the replacement scheme and a contract has been let for the works.

5.0 CONCLUSION

5.1 The proposed demolitions would allow equine facilities at the northern end of the Racecourse to be greatly improved without material harm to the character and appearance of conservation area or conflict with adopted planning policies. They would enable developments to take place that would generally enhance the character and appearance of the conservation area. It is therefore recommended that conservation area consent is granted subject to the following conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The buildings/ walling shall not be demolished before planning permission for redevelopment is granted and a legally binding contract for the carrying out of the works of redevelopment of the site is made and evidence of the contract has been produced to and agreed in writing by the Local Planning Authority, or in the absence of such a contract an alternative confirmation of commencement of the development has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that the premature demolition of the buildings does not take place to the detriment of the character and appearance of the Conservation Area.

3 Materials which are sound shall be carefully recovered from the demolition for re-use in the new wall e.g. bricks slates and vents.

Reason: In the interests of visual amenity and sustainability

4 A level 1 photographic recording of the north area and enclosing wall shall be carried out and submitted in electronic form for inclusion on the local planning authority's Historic Environment Records.

Reason: In the interests of the visual amenity, historical and architectural interests of the buildings and structures that contribute to the Racecourse complex.

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 the impact on the character and appearance of the conservation area. As such the proposal complies with guidance contained within the National Planning Policy Framework and Policies HE3 and HE5 of the City of York Development Control Local Plan.

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