

## COMMITTEE REPORT

**Committee:** West and City Centre  
**Date:** 17 August 2006

**Ward:** Guildhall  
**Parish:** Guildhall Planning Panel

**Reference:** 06/01323/LBC  
**Application at:** Lendal Hill House Museum Street York YO1 7DT  
**For:** Erection of boundary railings and alterations to outbuilding to form storage area  
**By:** Lendal Tower Venture  
**Application Type:** Listed Building Consent  
**Target Date:** 17 August 2006

### 1.0 PROPOSAL

1.1 In May 2005, consent was granted for four linked applications relating to the restoration of the complex of buildings at Lendal Tower. Consent was granted for the change of use of Lendal Tower to a single dwelling house and for the change of use of Lendal Hill House to form two dwellings. The engine house, which lies to the west of Lendal House and Lendal Hill House between which are private gardens, is to be the subject of a future application for redevelopment.

1.2 This application seeks listed building consent to subdivide the area of private garden between the Tower/Hill House Group and the engine house through the erection of boundary railings. Alterations to a small single storey outbuilding leaning to the engine house to form a garden room/ storage area for the use of the future occupants of Lendal Hill House and Lendal Tower, is also proposed.

1.3 Cllr B. Watson has requested that this application be considered at Committee.

### 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

Listed Buildings Multiple (Spatial)

Scheduled Ancient Monuments Multiple (Spatial)

## 2.2 Policies:

CYHE4  
Listed Buildings

CYHE9  
Scheduled Ancient Monuments

## 3.0 CONSULTATIONS

### 3.1 Internal

Urban Design and Conservation - The subdivision of the garden was not part of the original approved scheme. However proposals appear lightweight and reasonable, subject to details. The small outbuilding though is currently associated with the engine house as it is firmly attached and also linked through by means of a door. To consider this part of the proposal, we would require the application to show (i) blocking up of this access, (ii) a written or drawn assessment of the engine house demonstrating why these proposals would not compromise any future reuse of the engine house.

### 3.2 External

Guildhall Planning Panel - Object. The proposed railings, their design, are out of character with the listed buildings where traditional wrought iron railings should be sought.

Consultation Period Expiry Date - 21st July 2005 - No comments received.

## 4.0 APPRAISAL

### 4.1 Key Issues

- impact upon the character and appearance of the listed building and scheduled ancient monument.

4.2 Draft Local Plan Policy HE4 refers to listed buildings and states that consent will only be granted for internal or external alterations or for development in the immediate vicinity of listed buildings where there is no adverse effect on the character, appearance or setting of the building. Draft Policy HE9 states that permission will not be granted for development which would adversely affect a scheduled ancient monument or its setting.

4.3 Lendal Tower is a stone tower dating from the 13th Century. It is Grade 1 listed and a Scheduled Ancient Monument. Lendal Hill House is built against the north east side of Lendal Tower. It is two storeys in height, excluding the attic, and is of dark red brick construction. It dates from the late eighteenth century and is a Grade II listed building.

4.4 West of Lendal Tower and Lendal Hill House is a separate block of two storey buildings, marked as offices on the Ordnance Survey plan. The block was built as an engine house about 1836, then converted to offices for the York New Waterworks Company in around 1854. They are also Grade II listed buildings and have some recent extensions. Between them and the Tower/Hill House Group is an area of private gardens.

4.5 In May 2005, consent was granted for four linked applications relating to the restoration of the complex of buildings at Lendal Tower. These applications comprised;

- (i) Lendal Tower - Change of Use to a single dwelling house
- (ii) Lendal Tower - Listed Building Consent
- (iii) Lendal Hill House - Change of Use to two dwellings
- (iv) Lendal Hill House - Listed Building Consent

In addition, an outline application was later submitted for the change of use and extension of the engine house to form a restaurant. However the Council deemed an outline application to lack sufficient detail to allow full and proper consideration of the proposal and as such requested a full application. This application has yet to be received.

4.6 This application seeks listed building consent to subdivide the area of private garden between the Tower/Hill House Group and the engine house through the erection of boundary railings and for alterations to a small single storey outbuilding leaning to the engine house to form a garden room/ storage area for the use of the future occupants of Lendal Hill House and Lendal Tower.

4.7 The proposed alterations to the outbuilding comprise the insertion of a doorway to the north eastern elevation, two door openings on the south east elevation together with the insertion of double doors on the south west elevation. The scheme to provide occupants with private amenity space involves the retention of a section of low wall with railings centred on the wall and boundary railings between the Lendal Tower and Lendal Hill House plots. The indicative plans for the railings detail steel powder coated black railings approximately 1000mm in height.

4.8 Additional information with respects to the outbuilding and its physical link to the engine house together with an indication of how the proposals for the outbuilding would not compromise any future reuse of the engine house, is required in order to properly assess this part of the proposal. This information has been requested and Members will be updated at the meeting.

4.9 The proposal to subdivide the garden, which was not included in the previous applications, is considered a reasonable proposal to provide privacy for future occupants of the development. In terms of design and materials, the Council's Conservation Architect considers that lightweight metal railings of a simple design i.e uprights with three rods across (similar to estate fencing) against which future owners would be encouraged to grow shrubs, would be the most appropriate solution. Given that the proposal does not relate to a principal front boundary, officers consider wrought iron railings to be too heavy and elaborate. A condition requiring large scale details of the proposed railings is recommended.

## **5.0 CONCLUSION**

5.1 With reference to the proposal to subdivide the garden, Officers consider there would be no significant adverse impact on the setting of the listed building or on the scheduled ancient monument.

5.2 In terms of the proposal to alter the outbuilding, additional information is awaited. Subject to the receipt of satisfactory additional information relating to the blocking up of the physical link between the outbuilding and the engine house together with information relating to how the proposals for the outbuilding would not compromise any future reuse of the engine house, the application is recommended for approval as follows.

**6.0 RECOMMENDATION:** Approve

1 TIMEL1

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

Drawing No. 17 received on 22nd June 2006  
Indicative Railing Layout received on 22nd June 2006

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding the submitted details, large scale details of the railings and gates hereby approved 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:**

**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 setting 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 Policies HE4 and HE9 of the City of York Local Plan Deposit Draft.

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