

## COMMITTEE REPORT

**Date:** 15 November 2012      **Ward:** Guildhall  
**Team:** Major and                      **Parish:** Guildhall Planning Panel  
                    Commercial Team

**Reference:** 12/03114/FUL  
**Application at:** Era Health Care 8A Tower Street York YO1 9SA  
**For:** Dormer to front and 2no. rooflights to rear  
**By:** The BTD Pension Scheme  
**Application Type:** Full Application  
**Target Date:** 20 November 2012  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application relates to 8A Tower Street. Nos. 8-10 are grade 2 listed, originally built as shops in the mid C19. There are dormers on the front roof slope of all of the buildings in the row except for the application site. Some are centred over the first floor windows, others are not, but they are all of the same design.

1.2 Planning permission and listed building consent are sought to add a dormer to the front, of matching design to the others in the row. Two roof-lights are proposed on the rear roofslope and as part of the listed building consent internal changes are proposed, to provide access into the roofspace.

1.3 The applications are brought to committee at the request of Councillor Watson, to make sure the design of the dormer is suitable.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area

Conservation Area GMS Constraints: Central Historic Core

Floodzone 2 GMS Constraints: Floodzones 2 & 3

Listed Buildings: Grade 2; 6, 7, 8, 9 & 10 Tower Street York YO1 1SG

2.2 Policies:

CYGP1 Design

CYHE3 Conservation Areas

CYHE4 Listed Buildings

### 3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 No objection.

Application Reference Number: 12/03114/FUL

Item No: 4d

Page 1 of 3

Guildhall Planning Panel

3.2 No objection.

Publicity

3.3 Deadline for comments is 7.11.2012. No written representations have been made to date.

## **4.0 APPRAISAL**

### 4.1 Key Issues

- Impact on heritage assets
- Any impact on the amenity of surrounding occupants

### Relevant policy

4.2 The host building is listed and within the Central Historic Core Conservation Area. The National Planning Policy Framework advises that it is desirable development sustains or enhances heritage assets. Where development will lead to harm, it will only be acceptable if the harm is out-weighed by any public benefits the proposals would bring. The National Planning Policy Framework also requires that developments secure a good standard of amenity for surrounding and future occupants.

### Assessment

4.3 The front dormer proposed, by virtue of its design, scale and materials would copy the dormers on neighbouring buildings. Large scale details have been supplied which confirm the dormer can be constructed to match, and a condition can require that the dormer is positioned so it is aligned with the other two dormers on the same roof slope. As such the proposed dormer would preserve the historic character and appearance of the building, and the character and appearance of the conservation area.

4.4 The rooflights at the rear would not be seen from the public realm and the rear roof slopes of the buildings along Tower Street, Peckitt Street and South Esplanade include a variety of dormers and rooflights. In this context there would be no harm to the host building or the setting as a consequence of the proposed rooflights.

4.5 The proposed additional openings would not unduly overlook surrounding properties.

## 5.0 CONCLUSION

5.1 The proposed works would maintain the appearance of the listed building and the conservation area. There would be no detrimental impact on the amenity of surrounding occupants. Approval is recommended.

## 6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawings 0619 01-04 and large scale drawing of dormer 0619 01-06

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

3 The front dormer shall be aligned with the other two dormers on the roofslope and shall be of matching design in all respects.

Reason: To preserve the appearance of the group of listed buildings and the conservation area.

## 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 heritage assets and amenity. As such the proposal complies with Policies GP1, HE3 and HE4 of the City of York Development Control Local Plan.

### Contact details:

**Author:** Jonathan Kenyon Development Management Officer

**Tel No:** 01904 551323