

## COMMITTEE REPORT

**Date:** 5 December 2012      **Ward:** Micklegate  
**Team:** Householder and      **Parish:** Micklegate Planning  
Small Scale Team                                  Panel

**Reference:** 12/03359/LBC  
**Application at:** Clement House 6 Bishopgate Street York YO23 1JH  
**For:** Single storey extension  
**By:** Mr And Mrs Lambley  
**Application Type:** Listed Building Consent  
**Target Date:** 19 December 2012  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 This application seeks consent for a single storey rear extension to the rear to provide utility room with glazed roof and brick construction; extension in width of previous offshoot, of contemporary design; re-location of window and insertion of three rooflights; to create kitchen/diner and utility area.

1.2 This two-storey mid terraced dwelling is Grade 2 Listed and sited within the Central Historic Core Conservation Area.

### RELEVANT PLANNING HISTORY

1.3 Application No. 08/02557/FUL and Application No. 08/02258/LBC - Single storey extensions to existing rear offshoot. Approved 06.01.09.

1.4 Application Nos. 09/01974/FUL - Single storey rear extensions - Variation of condition 3 of permission 08/02557/FUL - to allow the new windows and glazed roofing to be of aluminium construction. Approved 06.01.10.

1.5 The application is brought to committee due to the applicant being employed by City of York Council.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006  
Conservation Area GMS Constraints: Central Historic Core CONF

Listed Buildings GMS Constraints: Grade 2; Clement House 6 Bishopgate Street  
York YO2 1JH 0931

Listed Buildings GMS Constraints: Grade 2; 5 Bishopgate Street York YO2 1JH  
0930

## 2.2 Policies:

CYHE4  
Listed Buildings

## 3.0 CONSULTATIONS

### INTERNAL

#### DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 No objection, subject to conditions relating to external materials and detail of utility door.

### EXTERNAL

#### MICKLEGATE PLANNING PANEL

3.2 No reply received up to date of writing

## 4.0 APPRAISAL

### 4.1 Key Issues:

Impact upon the special interest of the listed building

### POLICY CONTEXT

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. A principle set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 132 states that considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Significance can be harmed by or lost through alteration or destruction of the heritage asset or development within its setting.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.4 Policy CYHE4 of the Development Control Local Plan states that with regard to listed buildings, consent will only be granted for internal or external alterations where there is no adverse effect on the character, appearance or setting of the building.

## ASSESSMENT

4.5 Planning permission and listed building consent was given for an extension and alterations to the existing off-shoot in 2009; a further planning permission was granted for a variation with regards to materials, however, no listed building application was received at this time. Works have commenced on site, however the initial listed building consent has now expired. Previously in place was a long rear attached offshoot to the rear, added around the late nineteenth century, of brick and slate roof construction; along with a later addition of a sun room with polycarbonate roofing. During building works however, the applicant has advised that due to the unstable nature of the walls to the rear element to be altered, the majority of this has been removed, though the bricks and slate roof tiles are to be re-used.

4.6 The detail within this application is identical to that previously approved, aside from a small change to the internal layout of this addition that has been incorporated. The brickwork and mortar treatment and details of the rooflight are acceptable and have been approved as part of the 2009 planning permission. Other details can be secured through appropriate conditions.

## 5.0 CONCLUSION

The proposed development would have no adverse impact on the special historic interest of the listed building.

## 6.0 RECOMMENDATION: Approve

1 PLANS1 Approved plans - Plans received on 01.11.12.

2 Details of the lead finish to the roof to the front section of the rear offshoot shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the special historic nature of the dwelling

3 The new full height windows to the rear offshoot shall be framed in timber.

Reason: To protect the historic nature of the building

4 Details of the design, materials, colour and finish of the external door to the utility room shall be submitted to and approved in writing by the Local Planning Authority, prior to its installation.

Reason: To protect the special historic nature of the building

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR CONSENT

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 upon the special historic nature of the dwelling. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan and National Planning Policy Framework paras 132 and 134

#### **Contact details:**

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