

COMMITTEE REPORT

Date: 10 January 2013 **Ward:** Micklegate
Team: Householder and **Parish:** Micklegate Planning
 Small Scale Team Panel

Reference: 12/03314/LBC
Application at: 15 Dewsbury Terrace York YO1 6HA
For: Internal and external alterations including single storey side extension
By: Mr Robert Wyke
Application Type: Listed Building Consent
Target Date: 18 December 2012
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks listed building consent for internal and external alterations including a single storey pitched roof side extension, insulation to the basement ceiling, replacement basement windows and a new opening to the ground floor side elevation. A full planning application also accompanies this application - ref. 12/03313/FUL.

1.2 The property is a later addition forming a return to a mid-nineteenth century terrace by GT Andrews. The property is grade II listed as a building of special architectural or historic interest, and is situated within the Central Historic Core conservation area. The site is adjacent to and prominent in views from the city walls, and is prominent in views from Lower Priory Street.

1.3 Revisions have been submitted at the request of the conservation officer replacing the glazed canopy to front with slate and amending the proportions of the new side window at ground floor level.

1.4 The scheme has been called to committee by Cllr Brian Watson due to the amount of structural work proposed.

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; 14 Dewsbury Terrace York
Listed Buildings GMS Constraints: Grade 2; 15 Dewsbury Terrace York

2.2 Policies:

CYGP1 Design
CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

3.1 DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - The scale of the proposed replacement structure sits comfortably with the host building and the street scene, amended drawings have addressed concerns re glazing and design of roof. The windows to the basement may at present be redundant, however they are of historic and aesthetic value: justification is required for their removal. In the absence of substantial justification, the windows should be repaired and retained in situ. Under-drawing the arched roof structure of the basement will preserve the historic structure of the floor.

EXTERNAL

3.2 CONSERVATION AREA ADVISORY PANEL - The Panel felt that the proposal was an improvement on the current structure, but were concerned that the window in the side elevation was unnecessary and could be a security issue.

3.3 MICKLEGATE PLANNING PANEL – (Original Submission)The Panel have no objection to the principle of the development in replacing the carport, but would like to see materials and possibly design more sympathetic to the Conservation Area.

3.4 PUBLICITY - The application as been advertised by site notice, press advert and neighbour notification letter. No responses have been received.

4.0 APPRAISAL

KEY ISSUES

- Impact on visual amenity and historic character of the listed building

RELEVANT PLANNING POLICY

4.1 Local Plan Policy HE4 states with regard to listed buildings that consent will only be granted for development where there is no adverse effect on the character, appearance or setting of the building.

4.2 National planning policy is now contained in the National Planning Policy Framework 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.

IMPACT ON VISUAL AMENITY AND HISTORIC CHARACTER OF THE LISTED BUILDING

4.3 The existing car port is of no special interest, being a lightweight, flat roofed structure with walls constructed from brick which is similar to that of the host building. The lower part of the north east wall appears to be a remnant of an earlier structure or boundary wall. The doors giving access to the carport from the house are modern and of no special interest. It is proposed to replace the car port with a structure of similar size to provide an enlarged kitchen area and utility. The scale of the proposed replacement structure sits comfortably with the host building and the street scene. However, the glazed canopy at the front was considered to appear intrusive and at odds with the historic appearance of the building. It was therefore suggested that covering the whole of the front roof slope in slate would address this concern and would result in a more traditional addition, more in keeping with the existing building. This amendment has since been submitted by the agent. It is also proposed to erect a boundary wall and railings in front of the new extension to the side of the property. Providing the detailed design and materials for the proposed boundary walls and railings can be agreed by condition, the proposed boundary treatment will sit comfortably with the historic appearance of the building and the street scene.

4.4 The light well to the basement has been blocked at some point in the past, and certainly by the date of listing; the list description indicates incorrectly that there is no cellar. The windows to the basement appear at present to be redundant, however they are of historic and aesthetic value: justification is therefore required for their removal. In the absence of substantial justification, the windows should be repaired and retained in situ. It is also proposed to cover the basement ceiling with insulation. Under-drawing the arched roof structure of the basement will result in a change of appearance, but preserves the historic structure of the floor. Given that this will improve the thermal insulation of the basement and ground floor of the property, it is considered that this outweighs the change in appearance.

4.5 A new timber sash window is proposed to the side elevation and has been altered to a more appropriate scale, which is considered to be more in keeping with the proportions of the existing fenestration. A new opening in this location is not felt to harm the appearance of the listed building.

5.0 CONCLUSION

5.1 The internal and external alterations proposed (except the replacement basement windows) will preserve the appearance of the listed building. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIMEL2 Development start within 3 yrs (LBC/CAC) -
- 2 PLANS1 Approved plans - Drawing 1231.03 Rev. A received 17.12.12
- 3 Notwithstanding the hereby approved plans, the basement windows shall not be replaced without a further listed building consent being granted by Local Planning Authority.

Reason: The existing windows are of historic and aesthetic value and no justification for their removal has been provided to the local planning authority as required by paragraph 132 of the National Planning Policy Framework.

- 4 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used (including external surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

- 5 Prior to work commencing on site, full details shall be submitted to and approved by the Local Planning Authority for the hereby approved roof lights. These shall be flush with the roof covering.

Reason: To protect the appearance of the listed building.

- 6 Notwithstanding the hereby approved plans, the following details are required to be submitted and approved in writing by the Local Planning Authority:

- Elevation drawing of boundary wall to south-east elevation at 1:20
- Vertical cross section through railings at 1:2
- Vertical cross section through window opening, window frames and sills for all new windows at 1: 5

- Cross section through frames and glazing bars for new windows at 1:2

Reason: So that the LPA can be satisfied with these details.

7 The north-east and south-east elevation of the building shall be made good following the removal of the car port.

Reason: To protect the appearance of the listed building.

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 special interest of the listed building. As such the proposal complies with Policies GP1 and HE4 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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