

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
- Listed Building: Grade 2; Dean's Lodge Walls and Gateways Dean's Park
- Scheduled Ancient Monuments: SMR 13280 York Minster Precinct including Section of City Walls

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 To an extent the scheme would detract from the setting of the listed building(s) and the character and appearance of the conservation area. Whilst this is an interesting and imaginative proposal in its own right with the potential for some creative detailing, the scheme would appear to be harmful to the site mainly by what it would take away from the existing context and setting - clarity and simplicity of form and space, openness and landscape, privacy and amenity.

- The C20th footprint of the site has a clear form. Structures - walls and buildings - hug the perimeter of the site allowing the centre to be open. The new structure would be an overly fussy and bulky intrusion into the space. Its general character and use of materials would be alien to the site. Although the scheme is imaginative and cleverly detailed in its own right it does not appear to belong to this particular location where there is a limited palette of traditional materials used in well ordered combination, and where buildings have a smaller proportion of window openings to solid walls which helps to preserve the secluded character of the enclave.
- Further information should be provided to show how the new and existing roofs intersect.
- The above ground footprint would extend south to cover the larger plan of the underground chamber. This would likely cause the loss of a mature Birch tree which is highly visible from Dean's Park (although the tree is shown as retained on the proposed plans). The tree contributes to the character and appearance of the area and it helps enhance the setting of the buildings.

ENGLISH HERITAGE

3.2 Consider that the proposals should be approved, subject to a condition which requires archaeological mitigation, as there will be further excavation below the existing basement.

GUILDHALL PLANNING PANEL

3.3 Object - proposals do not meet the pre-application advice given by the Local Planning Authority.

PUBLICITY

3.4 No written representations have been made.

4.0 APPRAISAL

KEY ISSUES

4.1 Impact on listed buildings, including their setting.

RELEVANT PLANNING POLICY

4.2 The Purey Cust building, the site boundary walls and the structures connected which are grade 2 listed. The National Planning Policy Framework requires that proposals conserve or enhance heritage assets. In considering development proposals it is desirable they sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation. It is also desirable that developments make a positive contribution to local character and distinctiveness. Where developments would have a harmful impact, it needs to be considered whether there are any public benefits which out-weigh the harm.

ASSESSMENT

4.3 The existing site configuration predominantly dates from C19 when the Purey Cust building, the east boundary wall (both 1845), the lodge building and the potting shed were added. The Purey Cust was extended and converted into a hospital in the early C20. Prior to this arrangement Ingram's Palace, constructed in 1616, occupied this area of the precinct. Part of the basement where the dwelling is proposed dates from either 1616 or earlier. The remainder of the basement was added in the early C20.

4.4 The proposed dwelling would extend above the footprint of the cellar and appear as single storey. The eaves height would be aligned with that on the 'potting shed' and the structure would remain under the boundary wall. The elevations would be predominantly in stone, with timber used for doors, window frames and solar shading. The roof would be zinc. Although zinc would appear in contrast to the pantile roof on the potting shed, it has been chosen as it allows for a lightweight and

contemporary form. The materials have been chosen to respect the setting. The potting shed has vertical timber cladding, the boundary wall is of stone and zinc is the roofing material used on the Minster.

4.5 The structure would be of contemporary design, using sympathetic materials which respect the setting, and as such would comply with one of the design principles of the NPPF; that developments respond to local character and history, and reflect the identity of local surroundings and materials, and that planning decisions should not prevent or discourage appropriate innovation.

4.6 The existing buildings on this side of the site - the lodge and the potting shed - sit against the boundary wall and there is a garden setting which provides openness. The proposed additional volume above ground would reduce this openness, which officers raised concern over at pre-application stage (as flagged up by the planning panel, see 3.4).

4.7 To avoid the proposed building appearing overly imposing on its setting, the adjacent trees will be retained. The site layout has been revised, so that the nearest car parking space to the building will be re-positioned, which will enable soft landscaping around the proposed dwelling. There will be adequate landscaping to assist in reducing the prominence of the proposed building and there would not be undue harm to the setting.

5.0 CONCLUSION

5.1 The site layout has been re-configured to provide a reasonable amount of space around the proposed dwelling which can be landscaped. This will avoid the proposed scheme appearing overly imposing on the setting. The proposed building itself is of appropriate materials, the design is specific to the site and of the necessary high quality that is required in such an historic setting. It is recommended consent be granted. Conditions are proposed to agree the exact materials and large scale detailing, to ensure the design quality indicated in the supplied drawings is executed in construction.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans:- drawings 011208

Location plan 100 P2

Proposed site plan 104 revision P3

Application Reference Number: 13/00211/LBC

Item No: 5f

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Floor and roof plans	201, 202 P1
Proposed elevations	203, 204, 205 P1
Proposed sections	302 P1

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

3 Samples of the external materials to be used (including a sample panel of the proposed stonework) shall be 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: To ensure that the development is of appropriate quality given the impact on listed buildings and the conservation area.

4 Large scale details (at a scale of 1:10 or 1:20) of the items listed below 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.

- a) All new elevations and roofs, including typical intersections between elements. Sections through walls, showing the relationship between apertures, expressed structure, eaves, verge and plinth conditions.
- b) Connection points to existing structures.
- c) External doors, windows and window systems (including solar shading devices) and roof-lights shown in context.

Reason: To preserve the historic setting.

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. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

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