

COMMITTEE REPORT

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

Reference: 12/03115/LBC
Application at: Era Health Care 8A Tower Street York YO1 9SA
For: Internal and external alterations including dormer to front and
2no. rooflights to rear
By: The BTD Pension Scheme
Application Type: Listed Building Consent
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. The works would make the roofspace useable.

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:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 No objection.

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

Relevant policy

4.2 The host building is listed at grade 2 along with nos. 9 and 10. 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.

Front dormer

4.3 The proposed front dormer, by virtue of its design, scale and materials would copy the other dormers on the roofslope. It will be required the dormer is aligned with the others also. As such the proposed dormer would preserve the historic character and appearance of the building.

Rooflights

4.4 The rooflights would be at the rear and would not be seen from the public realm. There are already rooflights on the rear roofslope of the group of buildings (nos 8-10) in varying positions and of varying scale. Due to the size of the rooflights proposed they would not undermine the appearance/integrity of the roof and there would not be an adverse effect on the historic and architectural value of the building.

Internal alterations

4.5 No.8A occupies the upper floor of the building which is accessed via a modern stairwell, added to the rear of the building. The interior has modern installations and there is no architectural detailing such as skirtings/cornices.

4.6 It is proposed to add a staircase into the roofspace. To accommodate the stair modern partitions would be affected; the internal entrance lobby would be re-configured and w/c lobby would be removed. In addition the existing ceiling structure would be replaced. The existing structure is modern, being comprised of joists of modern, sawn appearance resting on steel beams. Its removal and replacement would not harm the special interest of the building.

5.0 CONCLUSION

5.1 The proposed works will increase the amount of useable space within the building and will not harm its architectural or historic interest. The works would accord with the National Planning Policy Framework and it is recommended consent be granted.

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 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 and materials in all respects. Manufacturers details of the rooflights shall be approved by the Local Planning Authority prior to installation and the rooflights shall be installed in accordance with the approved details (it is preferred rooflights do not stand proud of the roofslope).

Reason: To preserve the appearance of the group of listed buildings.

7.0 INFORMATIVES:

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

Contact details:

Author: Jonathan Kenyon Development Management Officer

Tel No: 01904 551323