

## COMMITTEE REPORT

**Date:** 10 January 2013      **Ward:** Guildhall  
**Team:** City Centre      **Parish:** Guildhall Planning Panel  
Management

**Reference:** 12/02803/LBC  
**Application at:** Lendal Cafe 2A Lendal York YO1 8AA  
**For:** Internal alterations including part removal of an internal wall, insertion of new partition wall and new ceiling over dining area. External alteration including internally illuminated sign over door on front elevation, 2 no. internally illuminated menu boxes; alterations to 2 no. side windows to include louvres; and 3 no. condenser units at the rear.  
**By:** Mr Kaya And Mr Broome  
**Application Type:** Listed Building Consent  
**Target Date:** 12 October 2012  
**Recommendation:** Delegated Authority to Approve

### 1.0 PROPOSAL

1.1 This application seeks listed building consent for works associated with a change of use of a currently vacant retail unit (Use Class A1) to a restaurant use (Use Class A3) at 2A Lendal.

### CONTEXT

1.2 The proposals relate to the ground floor and basement of the former Congregational Chapel building from the former York Antique Centre. The property is a Grade II Listed Building, originally forming part of a Congregational Chapel designed by J P Pritchett in 1816, and converted and altered in 1929. It is situated in Central Historic Core Conservation Area. The neighbouring buildings are listed, and the rear of the building contributes to the historic building aspect of the River Ouse between Lendal Bridge and the Guildhall complex .

### APPLICATION DETAILS

1.3 Internal alterations include part removal of an internal wall, insertion of a new partition wall, installation of timber wainscoting, repair and retention of the first floor windows, re-glazing of the basement windows, and a new ceiling over the proposed dining area. External alterations include an internally illuminated sign over the entrance door on the front elevation, 2 no. internally illuminated menu boxes, externally illuminated hanging sign; 3 no. condenser units; louvres in existing windows.

1.4 Revised and additional plans have been received proposing an internal mechanical ventilation/ extraction system, and signage details. The mechanical extraction/ ventilation details replace the originally proposed system that would have required a large external kitchen flue adjacent to an existing flue on the side elevation of the listed building. The revised scheme also requires two windows in the side elevation of the building to be altered to accommodate louvres, and 3 no. air condenser units are proposed on the rear elevation in an enclosed yard.

1.5 The applicant is proposing a further redesign of the proposed sign above the door, the hanging sign and its method of illumination. The applicant will also be confirming the details of window glazing and frames. Members will be informed of any updated and additional information at the Meeting.

1.6 The related application for planning permission is also presented to Members at this meeting (Ref. 12/002802/FUL).

1.7 The application has been brought to Committee at the request of Cllr Watson as it is related to the planning application where there are concerns about the loss of retail businesses in this part of the City Centre.

## **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

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

Listed Buildings GMS Constraints: Grade 2; 8 Lendal York YO1 2AA 0618

Listed Buildings GMS Constraints: Grade 2; 2 Lendal York YO1 2AA 0619

2.2 Policies:

CYHE4-Listed Buildings

CYHE8- Advertisements in Historic Locations

## **3.0 CONSULTATIONS**

INTERNAL

3.1 Design, Conservation and Sustainable Development - Further details are required related to the works to the windows in the basement , signs.

EXTERNAL

3.2 Guildhall Planning Panel - No comments received on the application for listed building consent.

## 4.0 APPRAISAL

### 4.1 KEY ISSUES

- Impact on the special historic and architectural character of the listed building

### POLICY CONTEXT

4.2 National planning policy is now contained in the National Planning Policy Framework ( 2005). It advises that local planning authorities should support a strong town centre economy and conserve and enhance the historic environment.

4.3 The relevant development plan is the City of York Council Development Control Local Plan ( 2005). POLICY HE4 of the Local Plan relates specifically to listed buildings and states that consent for development in the immediate vicinity of listed buildings, demolition, internal and external alteration, and changes of use will only be granted where there is no adverse effect on the character, appearance or setting of the building. POLICY HE8: Advertisements in Historic Locations expects that adverts will consist of a design and scale that respects the character and appearance of the area and good quality materials that are sympathetic to the surface to which they are attached.

### SIGNS

4.4 Menu cases- The 2 No. internally illuminated menu cases have been reduced in size, and would be slim additions at either side of the entrance to the restaurant. It would not be unreasonable to have two cases since the restaurant has a narrow frontage and limited street presence and the use is a night time use.

4.5 Above door sign- The proposed internally illuminated, edge lit box sign above the door with 40 mm deep lettering finished in coloured acrylic fails to respect the special architectural interest of the principal elevation of the listed building. The applicant has been asked to reconsider this sign and Members will be updated of the revised sign at the Meeting.

4.6 Hanging sign- The hanging sign incorporates a printed image that appears to have with an elaborate frame, with no relief. The proposed materials are not acceptable and the trough lights are too distant from the sign, resulting in a larger, more visually dominant bracket than is required. The applicant has been asked to consider a timber hanging sign with a lipped edge, externally illuminated with narrower trough lights or pin spotlights attached to the bracket would be preferable

to reduce the visual impact of the lighting units. Members will be updated at the meeting.

## GROUND FLOOR CHANGES

4.7 The proposed alterations on the ground include a new bar, timber wainscoting, suspended ceiling, replacement handrails to the staircase, and the repair and retention of existing windows. The proposed alterations are acceptable subject to the further details that have been received in the first set of revised plans.

## BASEMENT CHANGES

4.8 The initial proposals in the basement have also been revised to include details of the suspended ceiling to seating area, timber wainscoting, skirting, lighting, in addition to proposed partitioning and removal of part of a wall. Further details are required of the proposed re-glazing of the basement windows and this detail could be effectively conditioned if listed building consent is granted.

## VENTILATION/ MECHANICAL EXTRACTION

4.9 The revised internal system removes the need for the visually prominent high level flue attached to the side of the building adjacent to the ZiZi's flue. The proposed louvres in the side windows in the alleyway and the 3 No air conditioning units at the rear of the building would not detract from the visual or architectural quality of the listed building.

## 5.0 CONCLUSION

5.1 Members are requested to grant delegated authority to officers to determine the listed building application following receipt of acceptable revisions to the externally illuminated hanging sign and the halo illuminated sign above the entrance door; and further details of the re-glazing and repairs to windows.

5.2 It is considered that the revised proposals, would upgrade a vacant unit and would be an improvement to the historic fabric of the city. It is therefore concluded that there is no conflict with policies HE4, and HE8 of the Local Plan and national planning guidance contained in the National Planning Policy Framework.

## COMMITTEE TO VISIT

**6.0 RECOMMENDATION:** Delegated Authority to Approve subject to the following conditions and any other appropriate conditions required following the submission of further revised details

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

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

Drawing No. 0614/03 , Revision B, Received 18.12.2012

Drawing No. 0614/03 , Revision A, Received 16.08.2012

Drawing No. 0614/05 , Revision C, Received 3.12.2012

Wards Drawing Nos. 041609, Revision A, Received 3.12.2012

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 infill brickwork shall match the existing brickwork in all respects ie, bonding, size, colour and texture of bricks and the colour and finished treatment of mortar joints, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority.

4 Prior to the commencement of the works hereby approved, the following details shall be submitted for the written approval of the Local Planning Authority, and thereafter the works shall be implemented and retained in accordance with the approved details:

a) The colour and matt finish of the proposed metal louvred grilles and adjacent ply wood panels to the existing window openings on the side elevation

b) Details of the glazing proposed to replace the existing opaque glass to the basement windows including samples of the glass

Reason: To ensure that the details would be acceptable in the interests of the visual amenity and historical and architectural interest of the Listed Building.

## **7.0 INFORMATIVES:- Notes to Applicant**

### **1. REASON FOR APPROVAL**

In the opinion of the Local Planning Authority the proposals, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the special interests of the Listed Building. As such, the proposals comply with Policies HE4 and HE8 of the City of York Development Control Local Plan ( 2005) and national planning guidance contained in the National Planning Policy Framework (2012).

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Application Reference Number: 12/02803/LBC

Item No: 5h

Page 5 of 5