

COMMITTEE REPORT

Date: 6 June 2013 **Ward:** Guildhall
Team: Major and **Parish:** Guildhall Planning Panel
 Commercial Team

Reference: 13/00627/LBC
Application at: St Trinity House 3 - 4 Kings Square York YO1 8BH
For: Internal and external alterations in relation with conversion to a public house
By: Leeds Brewery Company Ltd
Application Type: Listed Building Consent
Target Date: 4 June 2013
Recommendation: Approve

1.0 PROPOSAL

APPLICATION SITE

1.1 The application relates to the grade 2 listed St Trinity House, which is located on the south east side of King's Square and consists of Nos. 3, 4 and 4a King's Square. The buildings are a mix of 2-storey buildings which were originally timber framed dating from the C15 and a 4-storey warehouse building which dates from the C20. The buildings have been subjected to alterations, in the C16, C17 and C18 and saw considerable alteration in the C20 to accommodate the previous office use.

1.2 Listed building consent is sought for the proposed alterations in association with changing the use of the premises to a drinking establishment. The external changes proposed are a replacement shop front and a flue for the commercial kitchen. The following internal changes are proposed -

Ground floor

- Removal of partitions, the creation of a servery hatch in the side wall between the 4-storey warehouse building and one of the originally timber framed 2-storey buildings, removal of stair and replacement stair within the 4-storey building. Removal of C20 stair in 2-storey timber framed building.

First floor

- Creation of 'gallery' area in 4-storey building, insertion and removal of walls, provide access to the escape stair to the side of the host building.

Second floor

- Commercial kitchen to be installed in back room of 4-storey building, dumb waiter to run down to ground floor, flue to run internally and depart through roof.

Third floor

- Space to be used as a manager's flat. Staircase to be compartmentalised (for fire safety).

1.3 The application has been called to committee by Councillor Brian Watson, in order to assess the impact of the proposed change of use.

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;

- 3 Colliergate York YO1 2BP
- 1 Colliergate York YO1 8BP
- 5 Kings Square York YO1 2BH
- 1 Shambles York YO1 2LZ

2.2 Policies:

HE4 Listed Buildings

3.0 CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 No objection. The proposed change of use and associated alterations preserve the character of the building as one of special architectural or historic interest.

3.2 The proposed alterations as now set out have been guided by pre-application advice and the subsequent detailed assessment of the group. Major alterations are now largely confined to the 20th century building and preserve the special interest of the group, although it is noted that the design of the stair behind the front window will have to be carefully detailed so as not to be overly intrusive in views into the building. Of the other alterations officers advise -

- The proposed replacement shop front is of more pleasing appearance than the current aluminium framed frontage.
- The staircase to be removed from the timber framed building immediately to the west of the warehouse is modern and of no special interest.

- The serving hatch to be formed between the two buildings is formed through recent brick work and will not result in harm to the historic value of the structures (the FAS study confirms there is no framing below the timber beam). Enlarging an opening on the first floor of the building to the east of the warehouse preserves the cellular plan form of the building.

ENGLISH HERITAGE

3.3 Officers do not object to the proposals. It is suggested a condition to agree the detailed treatment of the server hatch is imposed.

GUILDHALL PLANNING PANEL

3.4 Object on the grounds that the proposed use would harm the integrity of the building.

PUBLICITY

3.5 No representations have been made.

4.0 APPRAISAL

KEY ISSUES

4.1 Impact on the listed building

RELEVANT POLICY

4.2 The National Planning Policy Framework advises that when 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 or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification/public benefits which outweigh the harm.

ASSESSMENT

4.3 The works have been informed by an historic buildings assessment. The majority of the changes internally are confined to the 4-storey building which dates from the C20 and is of low historic interest. It is in this area where the new staircase up to first floor level and the first floor 'gallery' is proposed and also the commercial kitchen. The changes would not affect the special historic and architectural interest

of the building. The stair that is to be removed from one of the 2-storey buildings was installed as part of the C20 works when the offices were altered. The change would not affect historic interest. The first floor area is not useable due to the low floor-to-ceiling height (the space was originally single storey).

4.4 Where the servery and cellar are proposed two openings would be created in the walls and there would be a partition to enclose the cellar. The wall where the cellar entrance is proposed is C20 construction. In the side wall a servery hatch is proposed. This wall has C15 timber framing and later brick infill. A hatch is proposed here, rather than a full height opening so that only modern fabric will be affected. The timber framing would remain in-situ.

4.5 At first floor level it is proposed to increase the width of the opening into the front room where the dining/function room is proposed. This brickwork dates from the C18. The intervention will be kept to a minimum which will strike a balance between providing comfortable space for circulation and retaining evidence of the original plan form.

4.6 The external changes proposed would not detract from the buildings historic/architectural interest. The shop front works will enhance, replacing a modern door and window with a shop front of traditional detailing and materials. The kitchen extract will be in a discreet location and on the C20 building.

5.0 CONCLUSION

5.1 The proposals comply with the requirements in the NPPF and are welcome. They will allow the building to be brought into comprehensive use, in a manner that is consistent with its conservation. The internal changes will not unduly affect historic fabric and the shop front changes will enhance the building's appearance. As such it is recommended consent be granted.

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: - 1553-14D

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

3 Large scale details (at a scale of 1:10) of the items listed below shall be

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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) Shop front and surrounds to include sections through (both of stall riser/shop front and entrance door and surrounds).

b) New staircase between ground and first floor and detail of guarding to gallery

c) New opening and surrounds into first floor dining/function room and into fire escape stair.

d) Service hatch. To include statement on measures to protect the timber framing during works.

Reason: In the interests of the appearance of the listed building.

4 New partition walls and details shall be scribed around original walls and details.

Any repairs or refurbishment of existing architectural features shall be carried out to a high standard in materials, methods, finishes and details to match surrounding surfaces. Redundant pipework shall be removed and affected areas made good.

Reason: In the interests of retaining the character and 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 impact on the listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

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