

COMMITTEE REPORT

Committee: West and City Centre **Ward:** Holgate
Date: 3 October 2006 **Parish:** No Parish

Reference: 06/01901/LBC
Application at: 23 St Pauls Square York YO24 4BD
For: Alterations to rear window and door glazing and internal door
By: Mr Body
Application Type: Listed Building Consent
Target Date: 24 October 2006

1.0 PROPOSAL

1.1 The application is for alterations to the glazing of the rear window and door and alterations to an internal door.

1.2 The dwelling is a grade II listed building and within the St Paul's Square/Holgate Road Conservation Area.

1.3 The application was requested to come before committee by Cllr. B. Watson.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006

Conservation Area St Paul's Square / Holgate Road 0032

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

Listed Buildings Grade 2; 24 St Pauls Square York YO2 4BD 0240

Listed Buildings Grade 2; 23 St Pauls Square York YO2 4BD 0243

Listed Buildings Grade 2; 22 St Pauls Square York YO24 4BD 0245

Schools St. Paul's CE Primary 0229

2.2 Policies:

CYHE4

Listed Buildings

CYHE3
Conservation Areas

CYHE2
Development in historic locations

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 25/09/2006
Site Notice - Expires 27/09/2006
Press Advert - Expires 04/10/2006
Internal/External Consultations - Expires 25/09/2006

8 WEEK TARGET DATE 24/10/2006

3.2 INTERNAL CONSULTATIONS

CONSERVATION - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

No other representations were received within the consultation period

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

06/00006/LBC - Alterations to part of coach house to form garage and re-building of wall - Approved

06/00210/FUL - Alterations to part of coach house to form garage and re-building of wall to replace existing gates - Approved

4.2 ADDITIONAL PLANNING POLICY

Planning Policy Guidance 15 - Planning and the Historic Environment

4.3 KEY ISSUES

1. Visual impact on the listed building and the conservation area

4.4 ASSESSMENT

The dwelling was built in the mid 19th century and the rear gothic style porch later in the final quarter of the 19th century. The rear porch looks out onto the rear garden

which is enclosed by high walls. The proposal would result in the loss of two doors and a dividing rail original to the porch however it is considered that the loss of these would be marginal, there are no additional windows being put in and the existing openings would not be made larger. The proposed glazing would become translucent when a current is passed through it and remains clear at other times. The proposed alterations would result in a less traditional appearance but not harmful or negative to the overall appearance of the dwelling or the wider conservation area.

5.0 CONCLUSION

5.1 The proposed alterations to the glazing of the rear window and door, and alterations to an internal door would comply with planning policy, and the amenity requirements of the conservation area and the listed building. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing Number 595.001 received 29 August 2006;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

- 2 TIMEL2

- 3 VISQ8

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 visual amenity of the listed building and the conservation area. As such, the proposal complies with Policies HE2, HE3 and HE4 of the City of York Development Control Local Plan (2005); and Planning Policy Guidance 15 - Planning and the historic environment.

Contact details:

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