

3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 The additional toilet cubicle can be supported in this location as it is additive and does not harm fabric of special interest. Interior features of interested on 1st and 2nd noted in the list description appear to be unaffected by the proposals. Officers advise that advice should be sought on whether the intensification of use of the upper floors requires provision of protected escape routes. These issues should be addressed prior to the determination of the application.

Publicity

3.2 Deadline for comments is 15.2.2012; any comment received will be reported verbally.

4.0 APPRAISAL

4.1 Key Issues

- Impact on the special historic and architectural interest of the listed building.

Policy

4.2 Policy HE4 of the Local Plan seeks to avoid harm to the historic and architectural interest of listed buildings. National policy within PPS5 advises that alterations to listed buildings must be justified and any harmful alterations may only be permitted where there are 'heritage benefits' which outweigh the identified harm.

Assessment

4.3 There is an existing w/c in the back room at the top floor level. It is proposed to insert a partition in this area and add a second w/c. This alteration would not affect the historic layout or fabric of the building and is therefore acceptable.

4.4 The kitchen preparation area will also be in the back room, though at first floor level. This area has been altered in the past to accommodate kitchen equipment and toilets. Details of the proposed interventions in the historic fabric can be agreed to through an appropriate condition, to avoid harm to the building's condition and appearance.

4.5 At the time of writing it is unclear as to what works may be required under the Building Regulations to accommodate the proposed use on the upper floors and any possible implications for the listed building (eg emergency lighting provision, smoke

detection, occupancy figures and details of fire protection to existing doors). Sub-committee will be updated at the meeting.

5.0 CONCLUSION

5.1 Conditions are required to detail the proposed installation and details of required ductwork and any ventilation. As the works proposed are at the rear of the building, and in areas already altered, there would not be an undue impact on the listed building. Approval is recommended.

5.2 The statutory publicity period ends on 15 February 2012 and authority is sought from Members to approve the application at the end of the period. If any objections are received approval would be in consultation with the Chair and Vice-Chair.

6.0 RECOMMENDATION: Delegated Authority to Approve

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

2 PLANS1 Approved plans -

3 Large scale details 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) Any new ductwork and associated cabling required in installation with the w/c and kitchen equipment which affects historic fabric.
- b) Any required ventilation and soil pipes.

Reason: So that the Local Planning Authority may be satisfied with these details.

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

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