

3.2 Nether Poppleton Parish Council raise no objection to the proposal subject to any internal features of historical and architectural interest being adequately safeguarded.

3.3 One letter of support has been received from an adjacent property in respect of the proposal.

4.0 APPRAISAL

4.1 KEY CONSIDERATIONS INCLUDE:-

* Impact upon the historic character and integrity of the Listed Building.

4.2 The 2005 Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations in arriving at Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

4.3 Policy HE4 of the York Development Control Local Plan sets out a clear policy presumption that consent will only be forthcoming for work involving internal or external alterations where there would be no adverse effect upon the character, appearance or setting of the building. Central Government Planning Policy in respect of Listed Building Control outlined in paragraph 131 of the NPPF urges Local Planning Authorities to afford significant weight to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The current proposal envisages a series of external and internal alterations to facilitate the refurbishment of the property as a family home.

4.4 The proposal envisages the re-opening of a window within a ground floor extension to the main street elevation to enable it to be used as a utility room. The extension dates from the early 19th Century and was designed as a "cheese room". The re-opening of a window previously blocked in the 1950s would have a minimal impact upon the special character and appearance of the Listed Building providing the replacement window is appropriately designed and conditioned as part of any approval. The proposed external works to the rear south facing aspect of the property are more significant and relate to the need to convert the former conjoined barn into living accommodation and the creation of an internal corridor and bath room on the first floor.

4.5 An additional timber sash window to match the existing would be created on the first floor to light a circulation corridor to be created along the southern elevation of the property. An additional bath room would be created within the bedroom at the western side of the property which would be lit by a sun pipe within the rear roof slope. This is felt to be acceptable providing its details are reserved by condition for further approval as part of any permission.

Other works to the rear elevation of the principal existing building comprise the removal of a Modern door case from the rear door in to the main house and the removal of a Modern porch serving the rear extension bridging between the principal building and the conjoined barn. Taken as a whole the proposed alterations to the rear elevation of the principal building are felt to be acceptable and the minimum necessary to secure the refurbishment of the property into a family house with a Modern standard of accommodation.

4.6 The conjoined barn with associated single storey rear extension would be converted into a kitchen/dining area with a children's play area and guest bed room above. It is envisaged that full height glazed bi-fold doors would be inserted into the rear south facing wall of the single storey extension with a full height window occupying its north facing side wall. These elements of the proposal are felt to be acceptable providing large scale details of the glazing are reserved by condition as part of any permission. The scheme as initially submitted envisaged the introduction of two roof lights to the rear roof slope of the extension. However these have been deleted following on from concerns in terms of the level of clutter on the rear roof slope.

4.7 In terms of work to the former conjoined barn a door on the ground floor of the rear elevation would be converted to incorporate an upper glazed panel and the former "taking in" door at first floor level would be de-commissioned and replaced with a glazed panel to give additional light to the upper floor. It is envisaged that two Conservation Style roof lights would also be added to the rear roof slope to increase the level of natural light entering the play room and guest bed room. Concern has been expressed in relation to their relative size. Their principle and location is however felt to be acceptable and it is recommended that their design be conditioned for further approval as part of any permission in order to secure an appropriate solution.

4.8 In terms of internal alterations to the principal building any work to the ground floor would be confined to up-grading of the decorative finishes and the refurbishment of two fireplaces to remove unsightly 20th Century additions. In terms of work to the first floor a new bathroom would be created within the westerly bedroom separated by a new stud work partition. At the same time a linking corridor would be created inside the rear south facing separated by a timber stud work partition from the adjacent room. An existing opening to the easterly bedroom would be blocked and an additional opening would be created from the new corridor. Existing decorative finishes and fixed cupboards would be refurbished to allow for reuse. The proposed internal alterations to the first floor are felt to be acceptable and the minimum necessary to secure its continued use as a family home.

4.9 In terms of the proposed internal works to the area of the former conjoined barn a section of rear wall would be removed with a 30cm knob retained giving access in to the dining area within the rear extension.

The remainder of the works to the ground floor would comprise fitting out works to provide a kitchen and living room area. On the first floor a guest bedroom would be created with an en-suite bathroom separated from the remainder of the upper floor by a new stud work partition. The work is felt to be appropriate and the minimum necessary to secure refurbishment of the property to provide a domestic family living space.

5.0 CONCLUSION

5.1 Greystones, 36 Church Lane Nether Poppleton comprises a two storey Grade II Listed, former farmhouse occupying a prominent location within the street frontage of the Nether Poppleton Conservation Area. Listed Building Consent along with a parallel planning permission is sought in respect of a number of internal and external alterations to secure the return of the property to domestic use as a family home. The alterations comprise an element of internal re-ordering primarily to the first floor of the principal building and the interior of a former conjoined barn, which has most recently been used for domestic storage; along with the up-grading of existing decorative finishes to an acceptable Modern standard. The proposals are felt to be appropriate in terms of their impact upon the historic character and integrity of the Listed Building and the minimum necessary to secure its productive re-use as a family home. The proposal is therefore felt to be appropriate in planning terms and approval is therefore recommended.

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:-

Drawing Refs:-PL(0)003 Rev A; PL(0)002 Rev A; PL(0)006 Rev A; PL(0)010 Rev A; PL(0)0011; EL/PL(0)004 Rev A; EL/PL(0)005 Rev A; PL(0)012 Rev A; PL(0)009 Rev A; EL/PL(0)007 Rev A; EL/PL (0)008 Rev A.

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 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.

- i) Full details of the roof lights to be inserted in the rear roof slope of the building including design, colour, mode of opening and cross sectional detail at 1:20;
- ii) Full details including cross sectional detail at 1:20 of the sun pipe to be inserted in the rear roof slope of the property;
- iii) Full details including cross section at 1:20 of the additional sash window to be inserted in the rear elevation of the property at first floor level;
- iv) Full details of the proposed full height glazing to be inserted in the eastern elevation of the ground floor extension and the former taking in door at first floor level in the rear south facing elevation, including faceting;
- v) Full details of the bi-fold doors to be inserted in the rear south facing elevation including material, colour and mode of opening;
- vi) Full details of the window to be restored to the principal street elevation including cross sectional detail at 1:20.

Reason: To safeguard the historic character and integrity of the Listed Building and to ensure that the Local Planning Authority may be satisfied with these details.

4 The additional windows to be inserted on the ground floor street elevation of the property and the first floor rear elevation of the property shall be constructed in timber and painted to match the existing adjoining windows.

Reason: - To safeguard the historic character and integrity of the Listed Building and to secure compliance with Policy HE4 of the York Development Control Local Plan.

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 impact upon the historic character and integrity of the Listed Building. As such the proposal complies with Policies HE4 of the City of York Development Control Local Plan.

Contact details:

Author: Erik Matthews Development Management Officer
Tel No: 01904 551416