

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 1 April 2008 **Parish:** Guildhall Planning Panel

Reference: 08/00401/LBC
Application at: York City Art Gallery Exhibition Square York YO1 2EW
For: Alterations and repair to existing glazing at high level to the south gallery
By: York Museums Trust
Application Type: Listed Building Consent
Target Date: 11 April 2008

1.0 PROPOSAL

1.1 The application relates to the City Art Gallery, a late Victorian building dating from 1878 which is listed at grade 11. It was restored and extended in 1952.

1.2 The proposal relates to the south gallery where it is required natural daylight is obscured so the gallery is compliant with indemnity requirements and can thus display rare and sensitive national collections. To achieve this it is proposed the window glazing is covered by panels of plasterboard.

1.3 A recent application was approved at committee on 29.1.08 for alterations to the Art Gallery. In the south gallery consent was granted to repair the roof and remove the suspended ceiling, thus exposing the original ceiling. It was intended that artefacts in the gallery could be protected from sunlight by installing protective film to the windows and hanging tensile fabric blinds. However it has since been found that the means of protecting sunlight would be inadequate.

1.4 The previous application was determined by committee at the request of Councillor Watson, whom has asked that this application is also brought to planning committee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area
Conservation Area Central Historic Core
City Boundary York City Boundary 0001
DC Area Teams Central Area
Listed Buildings Grade 2; City Art Gallery Exhibition Square York 0615
Listed Buildings Grade 2; Railings And Gates Fronting Kings Manor 0618

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Design, Conservation and Sustainable Development

3.1 Advise that the full volume of the gallery space would still be appreciated despite this proposal, although it would depend entirely on artificial lighting. Regarding the proposed works advise that joints between the boards (used to obscure the windows) would be expressed as a small recess so the central zone either side of the ridge, which defines the area of glazing, could be differentiated from the rest of the ceiling. The insertion of the panels would require secondary structure and it is important that this does not damage the existing structure, details of such should be a condition if consent is granted.

3.2 Conclude that there would appear to be justification for this change which would allow the gallery to have more flexibility of use. It is considered that the alterations would not adversely affect the special architectural and historic interest of the building.

EXTERNAL

Planning Panel

3.3 No objection. Comment that the panel wish to see quality designed into any natural lighting for the gallery.

Publicity

3.4 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments has been given as 26.3.08. No written representations have been made to date.

4.0 APPRAISAL

KEY ISSUES

4.1 The special historic interest of the listed building

RELEVANT PLANNING POLICY

4.2 PPG15: Planning and the Historic Environment states that it is the role of the planning system to strike a balance between promoting sustainable economic growth, making provision for development to meet the economic and social needs of the community and ... preserving the built and natural heritage.

4.3 Policy HE4 states that listed building consent will only be granted when there is no adverse effect on the character, appearance or setting of the building.

JUSTIFICATION

4.4 No other space within the gallery can at present accommodate the sensitive materials of national importance that would be displayed in the south gallery. As such it appears the works would be justified.

SPECIAL HISTORIC INTEREST OF THE LISTED BUILDING

4.5 Subject to compliance with the conditions recommended the panels proposed to block the windows could be removed without harm to the fabric of the listed building. The panels would read as an alteration to the building and would still enhance the gallery space in relation to the previous arrangement which included a suspended ceiling. Although the gallery would depend wholly upon artificial light, overall it is considered that there would be no harm to the special historic or architectural interest of the building.

5.0 CONCLUSION

5.1 The works are justified as they would allow for the display of sensitive national collections and would not harm the listed building. It is recommended consent be granted subject to conditions regarding the construction/installation of the panels.

6.0 RECOMMENDATION: Approve

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

2 PLANS2 Apprvd plans and other submitted details

3 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) Large scale details that show the new supporting framework attached to the existing spars in such a way as to cause no damage to the original structure and details.

b) Specification of ironwork repairs to the truss.

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 special historic interest of the listed building. As such the proposal complies with Policy HE4 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Jonathan Kenyon Development Control Officer
Tel No: 01904 551323