

COMMITTEE REPORT

Committee: West/Centre Area
Date: 17 April 2008

Ward: Guildhall
Parish: Guildhall Planning Panel

Reference: 08/00449/LBC
Application at: 2 Friars Terrace South Esplanade York YO1 9SH
For: Single storey pitched roof rear extension
By: Mr N Cooper
Application Type: Listed Building Consent
Target Date: 21 April 2008

1.0 PROPOSAL

1.1 The application seeks permission for a single storey pitched roof rear extension to provide a downstairs cloakroom and lobby to the rear yard.

1.2 The property is Grade II Listed and is situated in the Central Historic Core Conservation Area. It is one of eight terraced houses along South Esplanade which directly fronts the River Ouse. The existing outhouses have already been converted to form a kitchen and utility area, and rooflights have been added to the main roof to the rear.

1.3 This application has been called in to sub-committee with a site visit by Cllr B Watson as similar proposals have gone before committee in the past.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006
Conservation Area Central Historic Core 0038
City Boundary York City Boundary 0001
DC Area Teams Central Area 0002
Floodzone 2 Flood Zone 2 CONF
Floodzone 3 Flood Zone 3
Listed Buildings Grade 2; 2 Friars Terrace York YO1 1SH 0970

2.2 Policies:

CYHE4
Listed Buildings

3.0 CONSULTATIONS

3.1 Internal

Urban Design and Conservation - Acceptable subject to conditions regarding details of materials and proposed windows and doors.

3.2 External

Guildhall Planning Panel - No objections

4.0 APPRAISAL

KEY ISSUES

4.3.1 Impact on the visual amenity and historic character of the listed building and conservation area.

PLANNING POLICY

4.2.1 Draft Local Plan Policy HE4 states that with regard to listed buildings consent will only be granted where there is no adverse effect on the character, appearance or setting of the building.

4.2.2 Planning Policy Guidance Note 15: Planning and the Historic Environment states that the issues that are generally relevant to the consideration of listed building consent applications are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms.
- the particular physical features of the building (which may include its design, plan, materials or location) which design justify its inclusion in the list.
- the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.
- the extent to which the proposed works could bring substantial benefits from the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

ASSESSMENT

4.3.1 The front elevation of the property is formal in character with the rear elevation being more domestic in style which is typical of a terrace house of this age and status. The existing single storey offshoots to the rear are domestic in scale and character and are possibly later additions. The outbuildings have been altered, although the rear elevation of the dwelling retains its original character with original six over six sash windows.

4.3.2 Whilst the rear elevation contributes to the special interest of the building, it is able to accommodate some change without loss of character and special interest. The existing rear elevation is attractive due to its brickwork and original windows, however there are no distinct features or symmetry which would be compromised by the proposal.

4.3.3 The proposed extension is small in scale and similar in design to the existing offshoots, with a matching roof slope. However it is slightly higher to avoid impinging on the existing sash window or its brick lintel. Whilst the sash window will be obscured, it will remain in situ. The extension involves no removal of existing historic features.

4.3.4 The building is situated within the Central Historic Core Conservation Area and has brick boundary walls of at least 1.8m in height which would obscure the extension from view. There is also little possibility that the extension will be viewed in this location, other than by surrounding residents, due to the lack of a rear access lane and the compact nature of the surrounding properties.

4.3.5 It is considered that the proposed single storey rear extension will not impact on the visual amenity and historic character of the listed building or conservation area.

5.0 CONCLUSION

5.1 It is considered that the proposed extension will not adversely effect the existing Listed Building and surrounding Conservation Area. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

2 PLANS1 Approved plans

3 Details of proposed windows and doors and their immediate surrounds to be submitted to and agreed in writing by the LPA at a scale of 1:5 with glazing bar profile at 1:1 (to include details of glazing)

Reason: In the interests of protecting the special historic and architectural interest of the building.

4 Samples of proposed lintels and cill materials to be approved on site and agreed in writing by the LPA

Reason: In the interests of protecting the special historic and architectural interest of the building

5 Details of rainwater goods to be submitted to and agreed in writing by the LPA.

Reason: In the interests of protecting the special historic and architectural interest

of the building.

6 Details of proposed mortar mix to be submitted in writing and sample panel to be erected on site.

Reason: In the interests of protecting the special historic and architectural interest of the building.

7 The existing external brickwork to the rear which will be internalised by the extension shall not be painted or have any other type of finish or covering applied/affixed. The wall should remain as existing.

Reason: To protect the fabric of the brickwork, so that the extension could be fully reversed in the future.

8 Details of bricks and roofing materials shall be submitted to and agreed in writing by the LPA with samples to be agreed on site. The development shall be carried out using the approved materials.

Reason: To achieve a visually acceptable form of development.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

The proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the special interest of the Listed Building. As such the proposal complies with Policy HE4 of the City of York Draft Local Plan.

Contact details:

Author: Elizabeth Potter Development Control Assistant
Tel No: 01904 551350