

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Micklegate
Date: 29 April 2008 **Parish:** Micklegate Planning Panel

Reference: 08/00594/FUL
Application at: Express-o 13 Bridge Street York YO1 6DA
For: External alterations including new entrance door following replacement of existing door with window, north street frontage
By: Ms Lydia Williams
Application Type: Full Application
Target Date: 9 May 2008

1.0 PROPOSAL

Application site

1.1 The application relates to 13 Bridge Street. The site includes the sandwich/food shop which fronts onto Bridge Street and also unit 2, which faces North Street and is a hot food takeaway selling fish and chips. The building is grade II listed and in the Central Historic Core conservation area.

Proposed development

1.2 Planning permission is sought for alterations to the existing shopfront on North Street and a new entrance. A companion application for listed building consent has been submitted, reference 08/00595/LBC.

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; 13 Bridge Street York YO1 1DA 0447
Listed Buildings Grade 2; 14-15 Bridge Street York YO1 1DA 0448

2.2 Policies:

CYGP16 Shopfronts

CYHE6 Shopfronts in historic locations

CYHE3 Conservation Areas

CYHE4 Listed Buildings

3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 Object to the plans as submitted. There is concern that the (currently) separate shopfronts and elevations on the front and side elevations are visually distinct and different in character. This is apparent, in particular when viewed from Skeldergate, when the two elevations are seen together.

3.2 The installation of a new entrance would draw the two shopfronts together making the building visually cluttered. This is exacerbated by the fact that the existing and proposed shopfront elements are of different designs which does not seem a particularly cohesive design approach on such a prominent corner listed building in the conservation area. Generally corner shopfronts would be of the same design to retain a sense of uniformity.

3.3 The proposal is thus felt to have a negative impact on the character of the listed building and the character and appearance of the conservation area.

Highway Network Management

3.4 No objection. Ask that no doors open onto the highway.

Planning Panel

3.5 No objection.

Publicity

3.6 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments is 30.4.08. No written representations have been made to date.

4.0 APPRAISAL

4.1 Key issues

- Special historic interest of the listed building
- Character and appearance of the conservation area
- Highway safety

Special historic interest of the listed building

4.2 HE6 states planning permission will only be granted for alterations to existing shopfronts in conservation areas or on listed buildings where the proposed design preserves or enhances the character of the area or building.

4.3 GP16 states alterations to shopfronts will be granted planning permission where they reflect the scale, proportion, materials and architectural style of the building to which they are attached and the area in which they are located.

4.4 The side elevation has been re-built and the Salt and Vinegar (unit 2) shopfront is a modern addition. In principle alterations to this elevation are acceptable, however the design must preserve the appearance of the building.

4.5 It is considered that following the design of the North Street shopfront (as proposed) so near to the Bridge Street shopfront would harm the appearance of the building, as the detailing and proportions vary. The Bridge Street shopfront is preferred in terms of its visual impact.

4.6 If the shopfront is to be extended, the Bridge Street shopfront details/proportions should be copied and the shopfront preferably continued, to turn the corner. A separation between this and the North Street shopfront should be retained. The applicants have been informed of such and it is expected revised plans will be provided and an acceptable scheme agreed. Members will be updated at committee.

Character and appearance of the conservation area

4.7 Policy HE3 states that within Conservation Areas, proposals will only be permitted where there is no adverse effect on the character or appearance of the area.

4.8 The design of proposed shopfront will determine whether the impact on the conservation area will be acceptable.

Highway safety

4.9 The amalgamation of the two units would not affect highway safety. It could be a condition that doors open inward only.

5.0 CONCLUSION

5.1 Revised plans are awaited before it can be determined whether the scheme is acceptable. It is considered the scheme as submitted would be unacceptable, there would be harm to the listed building and the conservation area. However it is expected this can be resolved before committee and members shall be updated accordingly.

5.2 Should permission be granted it would be subject to conditions requiring large scale details of the alterations to ensure that the detailing and materials of the shopfront are acceptable and that no doors open onto the highway.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- | | | |
|---|--------|---|
| 1 | TIME2 | Development start within three years |
| 2 | PLANS2 | Apprvd plans and other submitted details |
| 3 | VISQ2 | Large scale details of shopfront required |

4 The materials to be used externally shall match those of the existing Bridge Street shopfront in colour, size, shape and texture.

5 HWAY29 No gate/door to open in highway

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL (SUBJECT TO RECEIPT OF ACCEPTABLE DRAWINGS)

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, the character and appearance of the conservation area and highway safety. As such the proposal complies with Policies GP16, HE3, HE4, HE6 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Jonathan Kenyon Development Control Officer

Tel No: 01904 551323