

## COMMITTEE REPORT

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

**Reference:** 08/00595/LBC  
**Application at:** Express-o 13 Bridge Street York YO1 6DA  
**For:** External alterations including resiting of entrance door following replacement of existing door north street with window, internal alterations including removal of partition wall  
**By:** Ms Lydia Williams  
**Application Type:** Listed Building Consent  
**Target Date:** 13 May 2008

### 1.0 PROPOSAL

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.

1.2 The application is for listed building consent to create a new entrance into the premises from North Street, seal the existing North Street entrance and convert it to a window and remove an internal partition wall between the two units. The application is part retrospective as the partition wall has been removed already.

1.3 A companion application for full planning permission has been submitted and also one for the change of use of the building to restaurant/cafe and takeaway use.

1.4 In 2003 full planning permission and listed building consent were granted to sub-divide the ground floor of the application site into two units. These applications involved the installation of a partition wall and the creation of a new window and door on the North Street elevation. In 2004 permissions (full and listed building) were granted for the existing shopfront on the North Street elevation.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006  
Conservation Area Central Historic Core 0038  
Listed Buildings Grade 2; 13,14,15 Bridge Street York YO1 1DA

2.2 Policies:

CYHE4            Listed Buildings  
CYHE6            Shopfronts in historic locations

### **3.0 CONSULTATIONS**

#### Design, Conservation and Sustainable Development

3.1 Object. There would seem little justification for the proposed alteration given the two existing entrances to the premises on Bridge Street and North Street and proposal is felt to have a negative impact on the character of the listed building and the character and appearance of the conservation area.

3.2 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. 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. The proposal appears in-cohesive 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.

#### Planning Panel

3.3 No objection.

#### Publicity

3.4 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

- Justification
- Special historic interest of the listed building

#### Relevant planning policy

4.2 PPG15 Planning and the Historic Environment advises that applications for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building would be desirable or necessary.

4.3 It is a requirement of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special historic interest of the listed building and the character and appearance of the conservation area. This is reinforced in policy HE4 of the draft Local Plan which 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 The application is to combine the two premises at this site and extend the frontage. The works would benefit the building by consolidating the unit, creating a

larger mixed use. The larger shopfront would increase the prominence of the premises.

Special historic interest of the listed building

4.5 The proposed internal alteration is the removal of a modern partition. Evidence of the partition remains and the alteration does not affect the special historic interest of the listed building.

4.6 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.

4.7 It is considered that following the design of the North Street shopfront (as is 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.

4.8 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.

**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 appearance of the listed building. 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.

**COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

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

Reason: To achieve a visually acceptable form of development.

**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. As such the proposal complies with Policies HE4 and HE6 of the City of York Local Plan Deposit Draft.

**Contact details:**

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