

COMMITTEE REPORT

Committee: East Area
Date: 8 May 2008

Ward: Fishergate
Parish: Fishergate Planning Panel

Reference: 08/00316/LBC
Application at: 180 Fulford Road York YO10 4DA
For: Conversion of existing vacant offices to 12no apartments with associated parking, amenity space, landscaping, refuse storage and cycle parking

By: Mr Christopher Gillam
Application Type: Listed Building Consent
Target Date: 10 April 2008

1.0 PROPOSAL

1.1 The introductory comments relating to planning application 08/00317/FULM also apply to this parallel application for listed building consent.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Fulford Road 0039

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Listed Buildings Grade 2; 180-182 Fulford Road York YO1 4DA 0098

2.2 Policies:

CYHE2
Development in historic locations

CYHE4
Listed Buildings

3.0 CONSULTATIONS

INTERNAL

CONSERVATION OFFICER

3.6 The original house dates from the late eighteenth century, but has been the subject of much alteration and addition, and most recently has been in use as office accommodation.

3.7 The setting of the listed building has been substantially eroded through the development of flats at Arncliffe Mews to the south, within close proximity of the principal façade of the listed building. The curtilage of the listed building is greatly altered, with concrete paving in front of the principal elevation, tarmac surfaces to the side and rear and only a small area of lawn and trees to the side to Fulford Road, where sections of the original boundary wall and railings remain.

3.8 The revised proposals include hard and soft landscaping works that should improve the setting of the listed building within the wider context of the conservation area. Subject to appropriate conditions covering the detail of the implementation of the scheme the conservation officer raises no objections to the application.

EXTERNAL

FISHERGATE PLANNING PANEL

3.12 Do not object to the application but wish to make comments and seek safeguards as follows:-

1. Surrounding area - the list of amenities i.e. shops is inaccurate - there is no newsagents or hairdressers; there is a barber but no ladies hairdressers as was the case until recently. The bakery is now largely a sandwich shop
2. Access - existing- we note that the deeds contain an easement that grants shared rights over parking spaces for neighbouring Arncliffe Mews during hours 9am - 5pm. Parking during business hours will be of little use to residents. Members of the committee recall that when the previous plans were submitted for use as a nursery there was considerable objection to both access and parking from the residents of Arncliffe Mews.
3. Fulford Road Traffic - there is currently consultation regarding congestion in Fulford Road. This development will add further vehicles to this congestion. Access to Fulford Road from Alma Terrace is already difficult especially in early morning and early evening. An increase in static vehicles waiting to enter the stream of traffic will increase the pollution in the area.
4. The plans - The design of these apartments is very similar to many others in the area. The developers seem sure that there is a demand for yet more units of this type. There does not seem to be grounds for objecting to the development on grounds of design, though units of this size do not add to quality of life of the owners.

3.13 Three letters of objection have been received covering the following points:-

- concerned that the planned conversion will cause much noise and disruption to the residents of Arncliffe Mews.
- If completed the parking situation will also cause major problems to the residents because of the increase of the number of vehicles driving through the area
- it is envisaged that there will not be enough parking spaces and because of this vehicles will block entrances to garages.
- there is an existing problem with cars parking too close to the junction of Fulford Road with Alma Terrace. It is only a matter of time before an accident happens.
 - The flats should be entered via Fulford Road

PUBLICITY

3.14 The application has been advertised by means of a site notice posted on the 3rd March 2008, a press notice posted 5th March 2008 and via neighbour notification letters sent on the 26th February 2008

4.0 APPRAISAL

4.1 Key Issues

- Policy background
- Impact on the Listed Building and Fulford Road Conservation Area

POLICY BACKGROUND

4.2 Policy HE2 of the Draft Local Plan states that within and adjoining conservation areas and in locations which affect the setting of Listed Buildings development proposals must respect adjacent buildings, open spaces landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain existing views which contribute to the character or appearance of the area. Policy HE3 states that within conservation areas, changes of use will only be permitted where there is no adverse effect on the character and appearance of the area. Policy HE4 relates specifically to listed buildings and states that changes of use will only be granted where there is no adverse effect on the character, appearance or setting of the building. These policies reflect guidance within Planning Policy Guidance Note15 'Planning and the Historic Environment'.

IMPACT ON THE LISTED BUILDING AND FULFORD ROAD CONSERVATION AREA

4.3 The Conservation Officer considers the setting of the listed building has been substantially eroded through the development of the flats at Arncliffe Mews and that the curtilage of the listed building has been greatly altered. It is considered that the proposed development which includes hard and soft landscaping works should improve the setting of the listed building within the wider context of the conservation area and the erection of cycle storage buildings will not detract from the setting of the building.

4.4 The scheme has allowed the character and layout of the principal rooms to the ground and first floors of the original building to be retained and the level of subdivision of the original compartments is kept to a minimum. Subject to a condition which deal with the detail of the interior works to the building there are no objections to the development in terms of its impact on the listed building or the effect of the development on the character or appearance of the conservation area.

4.5 Members are asked to note that this application only considers the application from the standpoint of the listed status of the building and should refer to application 08/00317/FULM which considers the acceptability of the scheme in a full planning policy and land use context.

5.0 CONCLUSION

5.1 The Conservation Officer has concluded that the scheme has allowed the character and layout of the principal rooms to the ground and first floors of the original building to be retained and that the level of sub-division of the original compartments is kept to a minimum. On this basis no objections are raised to this listed building application.

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 only in accordance with the following plans:-

Drawing No. BS1616 - PL211 rev A
Drawing No. BS1616 - PL212
Drawing No. BS1616 - PL213
Drawing No. BS1616 - PL214
Drawing No. BS1616 - PL215
Drawing No. BS1616 - PL216 rev A
Drawing No. BS1616 - PL217 rev A
Drawing No. BS1616 - PL206
Drawing No. BS1616 - PL218

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding the details shown on the submitted plans, large scaled 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:

- method of 'closing off' original internal door openings and re-use of original internal doors;
- proposed surface to ground floor entrance hall or retention of existing tiles;
- retention of existing timber sash and case windows and associated sound/draught proofing measures supported by large scale drawings;
- fire separation measures between floors within the listed building;
- any proposals for dry lining to interior;
- location of flues associated with heating systems for each apartment;
- location and design of new fire surrounds;
- removal of lowered ceilings and reinstatement of original ceiling heights to specific rooms.

Reason: So that the Local Planning Authority may be satisfied with these details are

in the interest of the historic character of the Listed Buildings.

7.0 INFORMATIVES:

Notes to Applicant

1. 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 impact on the special architectural and historic importance of the building. As such the proposal complies with Policies HE2 and HE4 of the Draft City of York Development Control Local Plan and national planning policy in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)

Tel No: 01904 551657