

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 13 November 2008 **Parish:** Guildhall Planning Panel

Reference: 08/02142/LBC
Application at: 2 Friars Terrace South Esplanade York YO1 9SH
For: Single storey pitched roof rear extension (resubmission)
By: Mr N Cooper
Application Type: Listed Building Consent
Target Date: 27 November 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 which is a resubmission of an earlier scheme which was refused by committee on 17.04.08. The reason for refusal was that the proposed rear extension would infill the gap between the original offshoot and the boundary wall which would be uncharacteristic of the listed building. Furthermore the height and ridged roof of the extension and detailed design of its doors would be out of character with the simple and unaltered detailing of the rear elevation. This would harm the character and appearance of the listed building contrary to policy HE4 of the Development Control Local Plan and the guidance contained in PPG15 "Planning and the Historic Environment".

1.2 A companion planning application (08/02148/FUL) is reported elsewhere on this agenda.

1.3 The revised scheme has a monopitch lean-to roof incorporating a rooflight (that is to moved from the existing outbuilding) as opposed to the pitched roof of the original scheme. The overall height of the extension has been reduced by 0.2m. The originally proposed double doors to the rear have been altered to a single door.

1.4 The property is Grade II Listed and is situated in the Central Historic Core Conservation Area. It is one of eight terraces 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.

1.5 This application is reported to sub committee because of the refusal of the previous scheme by the committee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Central Historic Core 0038

2.2 Policies:

CYHE4
Listed Buildings

3.0 CONSULTATIONS

3.1 Internal

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

3.2 External

Guildhall Planning Panel - No objections

Publicity - The application was advertised by press advert and site notice. One response has been received from 1 Friars Terrace stating that the proposal will be out of keeping with the historic character of the terraces as well as causing loss of light which will be dealt with in the full application.

4.0 APPRAISAL

KEY ISSUES

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

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 proposal is small in scale and the revised design is considered more sympathetic to the listed building than the original scheme, and similar in appearance to the existing offshoots, with a lean to roof including rooflight. Due to the change of roof the extension is 0.2m lower than originally proposed. Whilst the sash window will be obscured, it will remain in situ becoming an internal feature. The extension involves no removal of existing historic features.

4.3.4 The building has brick boundary walls of at least 2.2m 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.

5.0 CONCLUSION

5.1 It is considered that the revised scheme will not adversely affect the existing Listed Building. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIMEL2 Development start within 3 yrs (LBC/CAC)
- 2 PLANS1 Approved plans - Drawing 2008/22/02 received 26.08.08
- 3 Details of proposed windows and door and their immediate surrounds to be submitted to and approved 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 All rainwater goods shall be formed of black painted metal.

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

5 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.

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

6 Details of bricks and roofing materials including lintels and cills shall be submitted to and approved in writing by the Local Planning Authority 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 character of the listed building. As such the proposal complies with Policies GP1, H7 and HE4 of the City of York Draft Local Plan.

Contact details:

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