

## COMMITTEE REPORT

**Committee:** West/Centre Area                      **Ward:** Guildhall  
**Date:** 19 March 2009                              **Parish:** Guildhall Planning Panel

**Reference:** 09/00102/FUL  
**Application at:** 8 Peckitt Street York YO1 9SF  
**For:** Raising of retaining wall and railings, and temporary flood barriers, in connection with flood defence scheme at 8 Peckitt Street, 1-3 Friars Terrace  
**By:** City Of York Council  
**Application Type:** Full Application  
**Target Date:** 18 March 2009

### 1.0 PROPOSAL

1.1 The proposal seeks permission for the raising of the parapet wall and railings and creation of temporary flood barriers in connection with a flood defence scheme at 8 Peckitt Street, 1-3 Friars Terrace and 4 South Esplanade. A companion LBC (09/00106/LBC) is reported elsewhere on this agenda.

1.2 1-3 Friar's Terrace and no. 8 Peckitt Street form a terrace of four mid C19th houses, continuous with nos 1-5 South Esplanade, facing the River Ouse. They are elevated above a stone retaining wall which was the continuation of the south-west precinct wall of the C13th Franciscan Friary formerly occupying the area between Castlegate, the river and the city wall to the south-east. The houses are listed at Grade II and the wall, including the steps, is separately listed at Grade II. The structures are located within the Central Historic Core conservation area in a highly visible location.

1.3 This application is reported to sub-committee as it is a City of York Council application and an objection has been received.

### 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  
Listed Buildings : Grade 2; 2 Friars Terrace York YO1 1SH 0970  
Listed Buildings : Grade 2; 3 Friars Terrace York YO1 1SH 0971  
Listed Buildings : Grade 2; Retaining Wall And Steps NE Side Of South Esplanade 0980  
Listed Buildings : Grade 2; 5 South Esplanade York YO1 1SJ 0972  
Listed Buildings : Grade 2; 1 Friars Terrace York YO1 1SH 0969  
Listed Buildings : Grade 2; 8 Peckitt Street York YO1 1SF 0968

## 2.2 Policies:

CYGP1  
Design

CYHE2  
Development in historic locations

CYHE4  
Listed Buildings

## 3.0 CONSULTATIONS

### INTERNAL

3.1 Design, Conservation and Sustainability - the proposal would be obvious and would have an adverse effect on the special interest of the listed buildings, however the proposal would copy the existing flood protection methods used in adjacent buildings and walls, therefore the proposals are justified to provide long term protection from flooding.

3.2 Highway Network Management - No objections in principle however the gate is to be rehung to open outwards onto the highway. Details of its method of fixing against the wall should be conditioned.

### EXTERNAL

3.3 British Waterways - No objection

3.4 Guildhall Planning Panel - Approves of the overall aim to protect the buildings from flooding however objects to the materials used - should be matching stone rather than brickwork.

3.5 Publicity - The application was advertised by press advert, site notice and neighbour notification letter. No responses have been received.

## 4.0 APPRAISAL

### KEY ISSUES:-

Visual impact on the buildings and conservation area

### RELEVANT PLANNING POLICY

4.1 Draft Local Plan Policy GP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other

features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.2 Draft Local Plan Policy HE2 states that within conservation areas and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains, development proposals must respect ancient buildings, open spaces, landmarks and settings and have regard to local scale, proportion, details and material.

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

#### VISUAL IMPACT ON THE BUILDINGS AND CONSERVATION AREA

4.4 These four buildings (1-3 Friar's Terrace and no. 8 Peckitt Street) are more vulnerable to flooding than neighbouring properties which have a raised section of brickwork above the boundary wall. The scheme put forward in this application is to raise the existing boundary wall to the same height as that of the neighbouring properties, nos 1-5 South Esplanade, in order to achieve improved resistance to flood.

4.5 The extra height would be achieved in brickwork dowelled through to the stonework below to improve the effectiveness of the retaining function and to overcome any weakness at the point of connection between the two materials. Existing stone copings would be reused in their new location and the railings would be adapted and refixed in their higher location.

4.6 It would have been preferred for the entrance gate onto the esplanade, outside no. 3, to remain useable as an entrance; however this would have resulted in excessive disturbance to the existing wall and steps to achieve water resistance. So the proposal is to leave the gate in place and to continue the wall behind. The well will receive a pit containing a pump to assist in absorbing and discharging flood water. The gate will be hinged outwards so that it can be maintained.

4.7 The other area of flood risk is at the bottom of Peckitt Street where the steps are low and the low boundary wall of 8 Peckitt Street returns. It is therefore necessary to build up the outer walls of the steps in alignment with adjacent walls. The existing railings are to be repaired and refixed. Bollards are also to be provided at the bottom of Peckitt Street to protect the railings which have been damaged by turning vehicles. Also channels will be fixed into the solid upstands to receive demountable barriers.

4.8 Proposals would copy the method of flood defence already used in adjacent buildings and walls. The alterations would be obvious, however the minor adverse

effect on the character of the conservation area is considered justified in order to protect the buildings from flooding.

4.9 There are no amenity issues with regard to highway safety or residential amenity.

## **5.0 CONCLUSION**

5.1 It is considered that the proposed flood protection measures will not adversely harm the historic character and visual appearance of the conservation area. Approval is recommended.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 PLANS1 Approved plans - Drawings Dec/006422/02 and 03 received 20.01.09

## **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 historic character and appearance of the conservation area. As such the proposal complies with Policies GP1, HE2 and HE3 of the City of York Draft Local Plan.

### **Contact details:**

**Author:** Elizabeth Potter Development Control Assistant

**Tel No:** 01904 551350