

COMMITTEE REPORT

Committee: West & City Centre **Ward:** Bishopthorpe
Date: 16 November 2006 **Parish:** Bishopthorpe Parish Council

Reference: 06/01823/LBC
Application at: The Palace Bishopthorpe Road York YO23 2QE
For: External and Internal alterations including works to create a self-contained apartment and office accommodation for staff, new lift and link structure and alterations at roof level.
By: The Church Of England Church Commissioners
Application Type: Listed Building Consent
Target Date: 13 October 2006

1.0 PROPOSAL

1.1 BACKGROUND

1.1.1 The Church of England Church Commissioners recently instigated the production of an Access Statement in regard to the development of Bishopthorpe Palace. This report was prepared with a view to assessing the level of performance and the service provided from the Palace in accessibility terms, from a point of view of service provision to the visiting public and use of the premises for conferences, as well as relative to employment of office staff and the Archbishop's own residence.

1.1.2 The Church of England Church Commissioners wish to ensure full inclusive access, for all users of the Palace, to include people with disabilities and impairments, as much as possible to all areas of the building, based on the likely level of use by visitors, guests, staff, the Archbishop and his family and also private visitors.

1.1.3 In addition to the issue of accessibility other works are proposed to strengthen the building, bring it up to modern standards in terms of insulation, fire retention measures and heating requirements. The intention behind the proposals is to make better use of the inherited complex of buildings. This also means upgrading the performance of the structure for habitation and for the environment and carrying out essential repairs.

1.2 PROPOSED WORKS

1.2.1 The main alterations to the palace are as follows:

- The formation of a direct link at upper level between the north range and the central block;
- The introduction of a lift to improve access to all main levels; and
- Other minor external works including the alteration of a door to window to create a public point of access for visitors and the secondary glazing of a number of windows.

1.3 ADDITIONAL INFORMATION

1.3.1 The Listed Building application is accompanied by a historic buildings assessment report dated July 2006. This report uses various sources of documentary information and on-site investigations to establish the historical development and structural evolution of the site. The document illuminates our understanding of the buildings as seen today and it has provided essential information against which the "significance" of proposed changes could be assessed.

1.3.2 In addition a number of pre-application meetings were held on site by the agent, and these involved English Heritage's historic buildings inspector, Diane Green, and the structural engineer, Gez Pegram (Alan Wood & Ptns) and the Council's Conservation Officer (Janine Riley). These meetings enabled more thorough consideration of the options available. The resultant scheme appears to achieve the main objectives whilst minimizing potential adverse impacts on the building.

1.4 SITE AND HISTORICAL BACKGROUND

1.4.1 The Palace is positioned on the banks of the River Ouse within a 9 acre site which incorporates lawned gardens, the Warren Pond (to the north) and a variety of specialist mature trees. Also included within estate are several ancillary buildings the Gateouse, Stable Block, Brewhouse Cottage and Gardener's Cottage. The Palace buildings serve a number of important ecclesiastical functions, being both offices and a home for the Archbishop and his family. In addition they house conference facilities which are open to the wider public

1.4.2 The earliest section of the Palace dates from circa 1250-5 and was built by Archbishop Walter De Gray (at this stage only the Chapel and Great Hall). Later extensions were added to include the north range (added 1480) and a main range, west elevation, which was added in 1769. Since this time the palace has been modified and extended to suit the preceding prelates specific requirements and preferences. At present the Palace still provides office accommodation for the Archbishop and associated staff, but also includes conference facilities.

1.4.3 The Palace is Grade I Listed with Grade II* listed buildings adjacent including the Stable Block and Gate Lodge. The house consists of a medieval main range running north to south and parallel to the river, with a large addition of 1766-9 on its west side. At the north end of the main range and facing the garden is a late medieval range C.1480, running east to west, with a Regency Block C1835 added to the north-west of the north front and two blocks built against the south side C1650.

1.4.4 The building has been altered and modified many times and is summarised as follows:-

- 1241 - C12 Manor house demolished;

- 1250-5 - Chapel and undercroft built together with gardens and fishpond for Archbishop Walter De Gray. Great Hall constructed (originally) with Archbishops rooms above;
- 1316 - Village known as Bishopthorpe;
- 1364-5 - New lower chamber added;
- 1480-1500 - North Range added by Archbishop Rotherham;
- 1500 - New East window to chapel added;
- 1647 - Palace sold to Commonwealth. 2 No. wings built on south side of north range. A period of disrepair followed;
- 1660 - Great Hall rebuilt with rooms above and chapel restored by Archbishop Frewen. Further period of disrepair followed;
- 1720 - Hall and dining room altered by Archbishop William Dawes;
- 1757-61 - Alteration to great hall windows. Roche Abbey stone/marble laid on floor. Eaved ceiling over north range created by John Carr;
- 1761-3 _ Peter Atkinson (partner of J.Carr) erected stables followed by Gate Lodge in 1763-5 and extensive buildings to west of the main range for Archbishop Drummond using stone from Cawood Castle;
- 1835 - Regency work including rooms above the chapel plus large block to NW side of north range for Archbishop Vernon Harcourt;
- 1840 - Iron Girders added to strengthen great hall ceiling and rooms above removed;
- 1867 - Gas from York brought to Bishopthorpe;
- 1891-1908 - Alterations by Archbishop MacLogan by Messers J Demaine of Walter Brierley;
- 1894 - 48 x 27.5' wide room added in part of Mulberry yard (removed 1952);
- 1892 - Chapel restored;
- 1900 - Palace reaches maximum extent;
- 1922 - Rooms named after Archbishops;
- 1929-42 - Electric light installed for Archbishops temple;
- 1965 - Staircase in gallery leading to dismantled rooms above great hall removed;
- 1970 - Repairs to palace by Willian Anelay Ltd;
- 1972-3 - North range altered to improve and reduce the size of the Archbishops residence.

1.5 This application is reported to sub committee at the request of Cllr Brian Watson

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Bishopthorpe 0015

Floodzone 3 Flood Zone 3

Listed Buildings Grade 1; Bishopthorpe Palace And Chapel Bishopthorpe Road

2.2 Policies:

3.0 CONSULTATIONS

3.1 INTERNAL.

3.1.2 The Council's Conservation Officer supports the scheme but advised the imposition of a number of conditions to protect the integrity of the listed building. This follows extensive discussions between the agents of the Church and English Heritage.

3.1.3 The Council's Archaeological Officer commented that this site lies outside the AAI. However, identifies the site as being a very sensitive archaeological site. The core of the site represents the 13th century palace built by Archbishop de Gray and extended by subsequent Archbishops.

3.1.4 A Historic Buildings Assessment (HBA) was submitted by Field Archaeology Specialists as part of the planning application. This gives a detailed archaeological and historical account of the site as well as a detailed assessment of the fabric of the Palace.

3.2 EXTERNAL.

3.2.1 Bishopthorpe Parish Council made the following comments:-

- A roof garden is proposed. A condition should be attached to restrict the height of planting to avoid visibility on the skyline of the building; and
- The Conservation Area Panel and the Georgian Society should be consulted on this matter.

3.2.2 English Heritage made the following comments:-

- A scheme of archaeological evaluation should be carried out in accordance with the recommendations of the historic Buildings Assessment. An archaeological watching brief should also be carried out during works for all areas of fabric disturbance;
- Works to doors should be conditioned;
- Drawing G2292-217 refers to a new ceiling rose. If the rose is existing it should be retained and repaired unless modern in date. If a new ceiling rose is justified details need to be approved and agreed; and
- A number of queries were raised regarding windows. Firstly the window indicated on drawing G2292-235, it is not clear which window is to have fire resisting glass. Secondly the need for secondary double glazing in the private first floor kitchen and the en-suite second bedroom was questioned. English Heritage were concerned that these windows would appear different from the rest of the windows from outside the building.

3.2.3 Council for British Archaeology made the following comments:-

- The principle of conversion from residential usage to offices and vice-versa is acceptable subject to detailing;

- No objections were raised to the change of an existing window to a door (to serve a conference room) in the north range;
- No objections to the roof garden as long as it is done sympathetically;
- Every effort should be made to make the lift shaft as unobtrusive as possible. Further thought should be given to the overall height, size and casing with a view to possibly reducing the dimensions;
- More survey work should be undertaken in the areas affected by development, particularly the undercroft, prior to work commencing as their significance must be fully understood; and
- If permission is granted a watching brief is necessary whilst work is undertaken. The resulting report should be achieved accordingly.

3.2.4 Georgian Group: No comments received.

3.2.5 The Victorian Society: No comments received.

3.2.6 Society For Protection Of Ancient Buildings: No comments received.

3.2.7 Ancient Monuments Society: No comments received.

3.2.8 Neighbours: 2 Site notices were displayed at the entrance to the Palace to advertise the Listed Building application and the full planning application. No comments have been received from any other interested party or neighbours as of 01/11/06

4.0 APPRAISAL

4.1 KEY ISSUES

- Effect on special historic and architectural interest of the listed building.

4.2 PLANNING POLICY

4.2.1 PPG15: PLANNING AND THE HISTORIC ENVIRONMENT. Central

Government advice in relation to listed building control contained within this document states in paragraph 3.3 that whilst the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (Section 16 of the "Planning (Listed Buildings and Conservation Areas) Act 1990"). This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent.

4.2.2 PPG15 recognises that generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use (para 3.8), and that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate new or continuing uses (para 3.13). Paragraph 3.15

states that achieving a proper balance between the special interest of a listed building and proposals for alterations and extensions is demanding and should always be based on specialist expertise, and often demands a flexible and imaginative approach by all the parties involved.

4.2.3 The importance of listed buildings is reflected in Policy E4 of the Approved North Yorkshire Structure Plan, which states that buildings and areas of special townscape, architectural or historic interest (e.g. listed buildings) will be afforded the strictest protection. Policy HE4 of the City of York Draft Local Plan relates specifically to listed buildings and states that consent for development in the immediate vicinity of listed buildings, demolition, internal and external alteration, and changes of use will only be granted where there is no adverse effect on the character, appearance or setting of the building.

4.2.4 POLICY E4 OF THE APPROVED NORTH YORKSHIRE STRUCTURE PLAN (the statutory development plan for the area) states that buildings and areas of special townscape, architectural or historic interest (e.g. conservation areas, listed buildings) will be afforded the strictest protection.

4.3 EFFECT ON SPECIAL HISTORIC AND ARCHITECTURAL INTEREST OF THE LISTED BUILDING:

4.3.1 PPG 15 para 3.4 requires applicants to justify their proposals. The reason behind the various changes is addressed as follows:-

4.3.2 REORDERING OF ACCOMMODATION: The ecclesiastical offices are currently located in the central block and are remote from the conferencing facilities. Relocating them into the north range would combine both sets of support services and improve access, security and control of these working public areas. Vacant rooms on the "mezzanine" floor of the north range would be brought back into use. Changes to the fabric would mostly be associated with an area of the north range which was enlarged in the 19th century. Work would involve localized floor strengthening and the creation of a new reception point. A previously subdivided area on the ground floor would be returned to one space again to form a new conference room.

4.3.3 Space would be released over the central block to enable the Archbishop to reoccupy the symbolic heart of the palace as living accommodation. The partitions being removed from this area are of little value having been erected in the 1970s. The state rooms and the chapel would remain as existing. It is therefore considered that the proposed re-ordering of accommodation is acceptable.

4.3.4 LINKING THE 2 MAIN RANGES: Forming a direct link between the two main ranges at upper level A direct link does not exist at present. The new link, associated with the creation of the lift shaft, will increase the use of the attic spaces and help to separate private and public circulation routes. Existing partition walls would be altered and a new opening would be formed in an external wall, otherwise there is little alteration to achieve this benefit.

- 4.3.5 FORMATION OF EXTENAL LIFTSHAFT: The majority of spaces within the Palace are inaccessible to people with poor mobility. The two ranges/wings of the Palace are at different levels and strategically the lift must be located where the two main wings meet. The historic buildings assessment shows that the proposed area contains 18th and 19th century fabric representing the infilling of an earlier yard. The remaining small service yard would be incorporated into the scheme to accommodate the lift and the reconfigured staircases. The external door and fan-light would be removed to achieve satisfactory head heights. Drainage would be diverted. The 20th century "flying" staircase would also be removed. The work would involve digging a lift pit in an archaeologically sensitive area (to be covered by conditions).
- 4.3.6 Policy HE4 of the draft local plan states that extensions should be subservient to the existing building and should not conflict with the form, profile or detail of the building. Unfortunately the lift tower is quite high as additional space is required for the lift "over-run", which is a required safety feature. Alternative roof forms, and alternative cladding options have been discussed with the Council to determine whether the effective bulk of the tower could be reduced. However the solution of the brick clad "box", with a simple parapet, appears to be the least intrusive form. The parapet height would be similar to existing ridge heights-between the lowest and the highest. The relatively small size of the lift tower and its proposed location within the angle of the two wings would reduce its impact outside the building. Furthermore the lift shaft could only be seen through a narrow gap when standing close to the building within the entrance courtyard. As a consequence it is considered that the lift shaft would not have a detrimental influence upon the listed building or the area in general and is therefore acceptable.
- 4.3.7 UPGRADING INSULATION AND FIRE MEASURES: English Heritage raised concerns regarding alterations to existing windows in the Palace. The agents responded by stating that about 40% of the windows at the first floor level are already fitted with secondary double glazing. The proposals are to upgrade and extend this secondary glazing throughout the Archbishop's private accommodation. This is at the direct request of the Archbishop himself so as to combat heat loss from the proposed apartment and to be seen to be taking reasonable steps towards good conservation of energy within the historic structure. The agents state that 'in principle that this is not an unreasonable request and in our opinion will not have an adverse affect on the visual appearance of the building. Indeed we intend to detail the secondary glazing elements to match the arrangement of the fenestration in each room'.
- 4.3.8 It is considered that as a number of windows already have secondary glazing, therefore the opportunity could be taken to improve internal detailing which would reduce their visual impact upon the visual appearance of the Palace. Measures also include replacement underdrawing of parts of the ceiling in the undercroft.
- 4.3.9 Improvements for fire protection are necessary to protect escape routes. In general existing doors will be upgraded rather than replaced. The door schedule has been supplied and can be read in conjunction with the specification. The

effect of double glazing within the principal elevation can be satisfied with the imposition if appropriate condition/s.

4.3.10 STRENGTHENING OF SOME FLOORS: Measures to strengthen the floors will mostly be hidden within the floor zones and walls, though the work itself will be intrusive as a consequence special attention will need be paid to protection of decorative ceilings. However generally the existing structural elements would be strengthened rather than replaced. Concerns about the removal of the floor zone infilling in order to reduce loadscan be satisfied by the imposition if appropriate condition/s.

4.3.11 BOILER RELOCATION: The existing oil fired boiler is located in the undercroft. It has been raised as high as possible a number of times over recent years to try to prevent damage from flooding. However it is still not above flood level and as a consequence it fails when the Palace is flooded. Drying out of the building is consequently prolonged as the boiler also needs to dry out before it can be refired. The relocation of the boiler into the ground floor former library space caused some concern. However, this space appears to have been subdivided in the 20th century to form a private reception area, and it contains toilets and an inserted modern staircase. Parts of the ceiling have been reformed to architecturally reinforce the new layout, and the area accommodating the staircase has necessarily had the floor removed. It is therefore considered that the integrity of the space has already been lost and whilst the staircase remains in this location it would be impossible to restore the room. It should also be noted that there is no other viable location for the boiler at this level.

4.3.12 In addition to the above alterations a number of localized items of repair and maintenance have been specified. These are based on the findings of the quinquennial inspection. With regards to comments raise by English Heritage with regard to the ceiling rose identified in drawing G2292-217, the agents state that there is not an existing rose in the conference room. At present a modern wall splits the space in 2 and there is an existing ceiling and cornice on one half and a suspended ceiling in the other half. There is no evidence of a ceiling rose. The details of the ceiling rose can be adequately conditioned.

5.0 CONCLUSION

5.1 It is considered that the proposals continue the legacy of alterations by successive occupiers of the palace - the historic buildings assessment report states that "the density of building campaigns is astonishing". The aforementioned proposals are considered justified and they would not appear to adversely affect the special historic and architectural interest of the building.

5.1.1 The listed building consent application is accompanied by many large scale detailed drawings and a schedule of work. The comprehensive package of information has been helpful as a consequence reduces the number of conditions required. However some conditions are required where further information or clarification is required after investigative works on site.

5.1.2 The proposed alterations and modifications to the Archbishop's Palace are considered acceptable. The proposal therefore satisfies policy E4 of the Approved North Yorkshire Structure Plan, policy HE4 of the City of York Draft Local Plan and National Planning Guidance PPG15.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out only in accordance with the approved plans 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 The development hereby permitted shall not commence until details and/or samples of all external materials to be used in the external construction of the proposed buildings, including materials to be used for the lift shaft and for general repair work and also the new flue vents required for the chimney, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development has an acceptable external appearance and is in keeping with the visual amenity and character of the area.

- 4 Prior to the commencement of works hereby approved, details of the making good of the conference room ceiling indicated as CG18 of drawing number G2292-217, shall be submitted for written approval by the Local Planning Authority and the approved. The details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority and in accordance with the written approved details. Such details to be included as any repair work to existing cornicing and ceiling rose/s and any other associated repair work

Reason: To retain the character of the Listed Building

- 5 Prior to the commencement of works hereby approved, the new partitions to be erected within the former Laundry room indicated as CG09 of drawing number G2292-226, shall be submitted for written approval by the Local Planning Authority and the approved. The details shall then be implemented

in their entirety to the satisfaction of the Local Planning Authority and in accordance with the written approved details. No construction work shall infringe upon the domed ceiling and should therefore stop short.

Reason: To retain the character of the Listed Building

- 6 All existing finishes within the Palace shall remain in-situ. Where it is not practicable to line and redecorate rooms without reducing the quality of the finish, details shall be submitted for written approval by the Local Planning Authority and the approved. The details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority and in accordance with the written approved details.

Reason: To retain the character of the Listed Building

- 7 All works required to make good within the interior and also the exterior of the Palace shall be carried out to a high standard by a contractor approved in writing by the Local Planning Authority. Such remedial works shall use materials and incorporate details to match the existing surroundings, i.e. mortar mix and thickness to match existing brickwork.

Reason: To retain the character of the Listed Building

- 8 Where all new walls/partitions./screens are being introduced they should be formed/scribed around existing details.

Reason: To protect the internal fabric and features of the listed building.

- 9 All doors, windows and any other whole elements which are to be removed from the Palace must be carefully removed, labelled with their existing location and stored in a steady state environment which has an ambient temperature i.e. not damp. The details of these associated works shall be recorded in the form of a report that shall be submitted to the Local Planning Authority within 3 months of the completion of these associated construction works

Reason: To protect the internal fabric and features of the listed building.

- 10 Prior to the commencement of works hereby approved, details of the linings to all new openings associated with the lift shaft, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To retain the character of the Listed Building

- 11 Prior to the commencement of works hereby approved, details of a guard rail to protect the new roof deck, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To retain the character of the Listed Building

- 12 No openings for apertures should be formed within the principal elevation of the Palace. Details of new apertures required for the dryer in the utility room and any other proposed apertures should be submitted for written approval by the Local Planning Authority prior to the commencement of work on site and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To retain the character of the Listed Building

- 13 All new ferrous handrails should be caulked in lead.

Reason: To retain the character of the Listed Building

- 14 The existing external double doors, indicated as D12 on drawing nr. G2292-802 and G2292-201 shall be retained. If it is deemed not practicable to retain these doors then written justification shall be submitted to the Local Planning Authority. If the justification is considered acceptable and approved in writing by the Local Planning Authority the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To protect the internal fabric and features of the listed building.

- 15 Prior to the commencement of works hereby approved, details concerning all proposed secondary glazing shall be submitted in writing to the Local Planning Authority for approval and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority. If it is deemed that the secondary glazing would have an adverse impact upon the visual appearance of the listed building other methods of heat retention should be sought, i.e. draught excluders.

Reason: To retain the character of the Listed Building

- 16 Prior to the commencement of works hereby approved, details of methods used to protect the drawing room ceiling during the course of floor strengthening, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To retain the character of the Listed Building

- 17 Prior to the commencement of works hereby approved, a method statement detailing the sequence of works required for strengthening the floor above the Palace's drawing room, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To protect the internal fabric and features of the listed building.

- 18 Prior to the commencement of works hereby approved, details of the specific locations where the lime-ash floor fill is to be removed (to reduce floor loading) in the north wing, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To protect the internal fabric and features of the listed building.

- 19 Prior to the commencement of works hereby approved, details of exact position of the new air-intake louvres, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority. Openings to the principal elevation of the Palace should be avoided.

Reason: To retain the character of the Listed Building

- 20 Prior to the commencement of works hereby approved, details of the method of strengthening the floor to support the new boiler and new plant, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority. These works shall be designed to be reversible.

Reason: To protect the internal fabric and features of the listed building.

- 21 Prior to the commencement of works hereby approved, details of the internal gully to be provided for the new plant, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To protect the internal fabric and features of the listed building.

- 22 Wiring of new luminaries in the chapel shall be concealed

Reason: To protect the internal fabric and features of the listed building.

- 23 Prior to the commencement of works hereby approved, details of any injection works, shall be submitted for written approval by the Local Planning Authority and the approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To protect the internal fabric and features of the listed building.

- 24 Prior to the commencement of works hereby approved, large scale details of the new door and door surround to be formed within the stable yard wall, shall be submitted for written approval by the Local Planning Authority and the

approved details shall then be implemented in their entirety to the satisfaction of the Local Planning Authority.

Reason: To retain the character of the Listed Building

- 25 Fireplaces located within rooms where construction/alteration work is being undertaken shall, at all times during such works, be protected from accidental damage and also damage from fixings whether exposed or hidden.

Reason: To protect the internal fabric and features of the listed building.

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 impact upon the Palace which is Grade I Listed. As such the proposal complies with policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and policies GP1, HE2, HE3 and HE4 of the City of York Local Plan Deposit Draft.

2. The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval:

- The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".
- All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.
- The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

- All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.
- Any asbestos containing materials shall be removed by licensed contractors to a licensed disposal site.
- There shall be no bonfires on the site.

3. If any form of lighting is required to illuminate the external appearance of the Palace this will require Listed Building Consent and may also possibly require full planning permission depending upon the position, scale and design of the lighting arrangement. Should you decide that the Palace would benefit from external lighting for aesthetic or security purposes, I would advise you to contact the Council's

Conservation Officer, Janine Riley on 01904 551305, to discuss your proposals prior to submitting an application.

Contact details:

Author: Richard Beal Development Control Officer
Tel No: 01904 551610