

## COMMITTEE REPORT

**Committee:** East Area

**Ward:** Wheldrake

**Date:**

**Parish:** Wheldrake Parish Council

**Reference:** 10/00119/LBC

**Application at:** 53 Main Street Wheldrake York YO19 6AB

**For:** French doors to rear

**By:** Mr Christopher Dunn

**Application Type:** Listed Building Consent

**Target Date:** 1 April 2010

**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 This is a listed building application to replace two existing windows at rear ground floor level of the property with new window and French door arrangement at 53 Main Street, Wheldrake.

1.2 The site is located along Main Street Wheldrake within the Wheldrake Conservation Area. The property is a grade II listed building.

1.3 The applicant is a part time employee of the Council.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Wheldrake CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

Listed Buildings GMS Constraints: Grade 2; 53-55 Main Street Wheldrake

Schools GMS Constraints: Wheldrake CE Primary 0237

2.2 Policies:

CYHE4

Listed Buildings

### **3.0 CONSULTATIONS**

#### INTERNAL

3.1 Conservation Officer - No objections to the principle of the development subject to conditions ensuring the development is properly implemented.

#### EXTERNAL

3.2 Wheldrake Parish Council - No objections.

### **4.0 APPRAISAL**

#### KEY ISSUES

4.1 Impact on the special architectural and historic interest of the listed building.

#### PLANNING POLICY

4.2 Planning Policy Guidance Note 15: "Planning and the Historic Environment" (PPG15). 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.

4.3 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.

NB It should be noted that since this report was drafted, PPG's 15 and 16 have been superseded by Planning Policy Statement 5. However, the fundamental Government objective of protecting the historic environment and associated "heritage assets" are still relevant.

4.4 DRAFT LOCAL PLAN POLICY CYHE3 of the Development Control Local Plan states that within Conservation Areas, proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.5 DRAFT LOCAL PLAN POLICY HE4 states that consent will only be granted for development to a listed building where there is no adverse effect on the character and setting of the building. Supporting text of this policy further states that, it is important that extensions preserve and enhance the special architectural or historic character of conservation areas and complement the character of listed buildings. Alterations will be expected to be of an appropriate design, using traditional natural materials. The proposal should also be in scale with the original building and respect its character.

Effect on the Special Architectural and Historic Interest of the Listed Building.

4.6 The two houses (53 and 55 Main Street) derive from a very early timber framed building thought to be of late C16th or early C17th origin. Very little survives of the early frame within the building, though a main post still exists within the central rear part of the house at no 53. There is also early wall studding exposed on the front elevation. Much of this was restored by the Civic Trust in the 1960s when the infill was replaced in blockwork and other walls were rebuilt.

4.7 Proposals affect the external wall within the rear outshot. Two sets of 3-pane casement windows dating from the late C20th would be replaced with double doors and casements with dropped cills similar to existing. Although the window/wall rhythm would be slightly disrupted there would be no adverse effect on the special architectural or historic interest of the building. There are no objections to the proposals subject to conditions to ensure that the development is satisfactorily implemented.

## 5.0 CONCLUSION

5.1 It is considered that the proposal would not be unduly harmful to the special architectural and historic character of the building. As such, the proposal complies with Policy HE4 of the City of York Development Control Local Plan - Incorporating the Proposed 4th Set of Changes ( 2005), and national planning advice contained in Planning Policy Statement 5 "Planning for the Historic Environment".

**6.0 RECOMMENDATION:** Approve

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

2 Wherever possible, existing brickwork shall be reused, and any new infill brickwork shall match the existing brickwork in all respects i.e., bonding, size, colour and texture of bricks and the colour and finished treatment of mortar joints, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority.

3 The proposal shall be carried out in accordance with the following details:

- windows and doors to match existing in section sizes, cills and detailing
- joinery to be installed on the same alignment as existing, i.e. set back from the face of the brickwork with the head set at the same height as existing
- lintol detail to match existing on the exterior of the building

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR APPROVAL

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 interest of the building. As such, the proposal complies with Policy HE4 of the City of York Development Control Local Plan - Incorporating the Proposed 4th Set of Changes ( 2005), and national planning advice contained in Planning Policy Statement 5 "Planning for the Historic Environment".

#### **Contact details:**

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