

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 17 June 2010 **Parish:** Guildhall Planning Panel

Reference: 10/00582/CAC
Application at: Penleys House 59A Monkgate York
For: Demolition of garage
By: Mr Jonathan Morley
Application Type: Conservation Area Consent
Target Date: 10 June 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This Conservation Area Consent application seeks consent for the demolition of a garage at Penleys House, a three storey terraced property located on the corner of Monkgate and Penley's Grove Street in the Central Historic Core Conservation Area. The application is associated with a proposal to change the use of the building from offices to 2 No. residential units and for a single storey extension and alterations to the boundary treatment. Full details of this proposal are contained under the previous item (10/00579/FUL).

1.2 The application has been brought to Committee as the applicant is an elected member of the council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006
Conservation Area GMS Constraints: Central Historic Core CONF
DC Area Teams GMS Constraints: Central Area 0002
Floodzone 2 GMS Constraints: Flood zone 2

2.2 Policies:

CYHE5 Demolition of Listed Buildings and Buildings in Conservation Areas

3.0 CONSULTATIONS

INTERNAL

3.1 Design Conservation and Sustainable Development - The garage is of poor quality construction and its loss would not undermine the significance of the building. By removing the roof and lowering the yard walls to their original position, there would be a slight enhancement of the conservation area.

EXTERNAL

3.2 Conservation Areas Advisory Panel - No objection to the demolition of the garages

3.3 Guildhall Planning Panel - Support the application

4.0 APPRAISAL

4.1 Key Issues

- impact on the character and appearance of the Central Historic Core Conservation Area

4.2 Local Plan Policy HE5 states that conservation area consent will not be granted for the demolition of buildings which positively contribute to the character or appearance of conservation areas.

4.3 As discussed under the previous item, a proposal for the change of use of the building from offices to residential with alterations to the boundary treatment is considered to be acceptable. The existing garage proposed for demolition is of poor quality construction and its loss would not undermine the significance of the building. By removing the roof and lowering the yard walls to their original position, it is considered that the appearance of this part of the Conservation Area would be improved.

5.0 CONCLUSION

5.1 The application accords with Local Plan Policy HE5 as the character and appearance of the conservation area would be enhanced.

6.0 RECOMMENDATION: Approve

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

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the Central Historic Core Conservation Area. As such the proposal complies with Policy HE5 of the City of York Development Control Local Plan.

Contact details:

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