

COMMITTEE REPORT

Date: 19 August 2010 **Ward:** Micklegate
Team: West/Centre Area **Parish:** Micklegate Planning Panel

Reference: 10/01116/LBC
Application at: The French House Antiques 74 Micklegate York YO1 6LF
For: Internal and external alterations
By: LaRock Construction
Application Type: Listed Building Consent
Target Date: 22 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks consent for internal and external alterations to No.74 Micklegate, a Grade II listed building located within the Central Historic Core Conservation Area. No.74 Micklegate accommodates a retail unit, "The French House", on the basement and ground floors with two flats on the upper floors.

1.2 The alterations are required in association with a proposal for the change of use and alterations to the buildings to the rear of 74 and 76 Micklegate and 3 and 4/5 Barker Lane to create 12 No. residential units. Full details of this proposal are contained under the previous item (10/01094/FULM).

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

Listed Buildings GMS Constraints: Grade 2; 76 Micklegate 0136

Listed Buildings GMS Constraints: Grade 2; 74 Micklegate 0135

2.2 Policies:

CYHE4
Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Design Conservation and Sustainable Development

3.1 The proposals have been revised to retain the inherited characteristics of the building which has special architectural and historic interest. An update will be reported at the sub-committee meeting.

EXTERNAL

Micklegate Planning Panel

3.2 No response received to date.

Publicity

3.3 The application was publicised by site notice. No responses have been received.

4.0 APPRAISAL

4.1 Key Issues

- impact on the character and special interest of the Grade II listed building.

4.2 Local Plan policy HE4 states that consent will only be granted for internal or external alterations where there is no adverse effect on the character, appearance or setting of the listed building.

4.3 No's 74 and 76 Micklegate have origins in the 18th Century redevelopment of Micklegate and were built as one dwelling. Subdivided into 2 houses in the early 19th century, No.74 housed a shop by 1823. Both dwellings were altered again around 1900 when the new shopfronts were introduced. A rear two storey wing adjoins No.74 Micklegate, which unfortunately no longer reveals signs of the Regency work referred to by The Royal Commission on Historical Monuments.

4.4 The ground floor, basement and rear extension of No. 74 Micklegate is being used as a shop with display area in relation to the storage and workshop situated in outbuildings to the rear. The upper rooms of the house form one dwelling with a separate access from a new staircase within the rear yard. There is an additional flat on the upper floor of the linked two storey wing. Proposals would convert the building for use as "serviced apartments" in connection with a wider proposal to introduce this type apartment into the site as a whole. The apartments would be accessed through the frontage building.

4.5 The original submission had included proposals to alter and subdivide the 2 No. existing units at 74 Micklegate to form 3 No. units and had proposed to significantly reduce the size of the retail unit and divide it from the residential use. Officers considered that the works did not respect the architectural or historic character and fabric of the building and demonstrated a lack of understanding of the buildings significance.

4.6 The revised plans have deleted these works and incorporate a number of amendments in accordance with comments made by the Conservation Officer. The revised proposals include such works as providing a new compartment around the base of the reinstated lower section of the staircase, providing WC facilities in the basement, removing the metal steps to the basement lightwell, providing a timber security screen across the opening to the basement lightwell and the part removal of the roof covering to the attached single storey outbuilding.

4.7 The proposals have been revised to retain the inherited characteristics of the building, which is of special architectural and historic interest. Subject to the receipt of a further set of revised drawings, which provide clarification and which confirm the retention of existing features, it is recommended that listed building consent be granted. A list of recommended conditions will be circulated at the meeting.

5.0 CONCLUSION

5.1 The revised proposals are largely considered to retain the inherited characteristics of the building, which is of special architectural and historic interest. Subject to the receipt of a further set of revised drawings, it is recommended that listed building consent be granted. A list of recommended conditions will be circulated at the meeting.

COMMITTEE TO VISIT

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, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the Grade II listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

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