

## COMMITTEE REPORT

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

**Reference:** 10/01317/LBC  
**Application at:** Reel Cinema Blossom Street York YO24 1AJ  
**For:** Infill of alleyway to create retail unit.  
**By:** Mr KC SURI  
**Application Type:** Listed Building Consent  
**Target Date:** 11 August 2010  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application relates to the Reel Cinema building. The building was originally an Odeon cinema. It is of an Art Deco style, grade 2 listed, and built in 1937.

1.2 The south side of the building has 2-storeys and provides 4 shop units at ground floor level. There is an alleyway between the units and the main cinema complex. Due to issues with security, it is proposed to infill this gap. The resultant space will provide a small retail unit. The approach to filling the gap involves a recessed shopfront on the front elevation, comprising of an entrance door and sidelight with transom windows above. At the rear a continuation of the existing brickwork is proposed, and a single sized entrance door, these would be recessed also.

1.3 The application is reported to sub-committee at the request of Councillor Brian Watson.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Policies:

- CYHE4 Listed Buildings

### 3.0 CONSULTATIONS

#### Design, Conservation and Sustainable Development

3.1 Officers support the scheme in principle. However the detailing of the works need to respect the listed building. Officers suggest that either copying the detail of one of the original shopfronts, or introducing a virtually frameless, glazed structure, with signage inside is preferable for the front elevation. The rear of the unit should also be recessed. This would assist in achieving a successful junction between the high quality banded brickwork of the original wall and the new brickwork, and could be understood as evidence of the former opening.

#### Micklegate Planning Panel

3.2 No objection.

## Publicity

3.3 No objections made.

## **4.0 APPRAISAL**

### Key issues

4.1 The key issue is the impact on the listed building.

### Relevant policies

#### PPS5: Planning for the Historic Environment

4.2 PPS5 advises that there is a presumption in favour of conservation when dealing with listed buildings. Alterations must be justified. It is recognised that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Changes can be supported when any harm is outweighed by the recognised benefits. Such benefits can involve development which:

- Sustains or enhances the significance of a heritage asset and the contribution of its setting.
- Secures the optimum viable use of a heritage asset in support of its long term conservation.
- Makes a positive contribution to economic vitality and sustainable communities.
- Is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

#### The Planning (Listed Buildings and Conservation Areas) Act 1990).

4.3 The act makes it a statutory requirement for LPA's (Local Planning Authority) to pay 'special' attention to at least preserve a listed building or its setting or any features of special architectural or historic interest which it possesses. This is reiterated in policy HE4 of the DLP (Draft Local Plan).

#### Impact on the listed building.

4.4 There is reasonable justification for the development in that it will overcome issues regarding crime and anti-social behaviour and enhance the environment around the building. Also it will assist the economic viability of the overall building.

4.5 It is proposed the shopfront is recessed within the gap. Originally this area was an alleyway and each of the shop units appeared as punched openings around their brick framing, there was glazing above the shopfront windows and doors, not large fascia panels. Preference is to restore this appearance, which is integral to the overall architecture of the building. The original drawings have been amended so transom windows are above the entrance door and sidelight but officers consider work is still required on the proportions of framing and the soffit between the glazing and brickwork. However, the large scale detailing can be agreed through a condition. At the rear the brickwork that would infill the gap will be recessed, to identify the change and as it is unlikely the brickwork/mortar joints will exactly match.

## 5.0 CONCLUSION

5.1 Subject to agreement of the detailing to the shopfront, the works would respect the architectural importance and character of the listed building. Furthermore the character of the immediate environment / setting of the listed building would be enhanced by infilling the alleyway which presently has a detrimental impact in terms of its unsightly appearance and as it is a security risk. The scheme complies with PPS5 and policies of the DLP listed in 2.1, it is recommended consent be granted.

**6.0 RECOMMENDATION:** Approve

- |   |        |   |
|---|--------|---|
| 1 | TIMEL2 | Development start within 3 yrs (LBC/CAC)  |
| 2 | PLANS1 | Approved plans                            |
| 3 | VISQ2  | Large scale details of shopfront required |
| 4 | VISQ8  | Samples of exterior materials to be app   |
| 5 | VISQ7  | Sample panel ext materials to be approved |

## 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 listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

### Contact details:

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