

## COMMITTEE REPORT

**Date:** 18 November 2010      **Ward:** Guildhall  
**Team:** Major and Commercial      **Parish:** Guildhall Planning Panel  
Team

**Reference:** 10/01927/FUL  
**Application at:** Thorntons Plc 15 Parliament Street York YO1 8SG  
**For:** Replacement shopfront  
**By:** Miss Julie Bell - Barker  
**Application Type:** Full Application  
**Target Date:** 22 November 2010  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application is for a replacement shopfront. The proposed timber shopfront would have central recessed doors to replace the existing returns and accommodate a ramp for wheelchair users. Revised plans have been submitted indicating a timber shopfront rather than the originally proposed aluminium shopfront. Mullions have also been added. The colour proposed for the shopfront is cream this has been altered from the original proposed brown.

1.2 The property is a Grade II Listed Building dating from 1836 - 39 with twentieth century alterations and shopfront, situated in the Central Historic Core Conservation Area. The property lies within the immediate setting of a Grade II Listed Buildings at 14 and 16 Parliament Street.

1.3 The application comes before committee at the request of Cllr Brain Watson as the building is listed and there are two other pending applications on the site, one for an advert and the other for listed building consent for the replacement shopfront.

### 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

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

Listed Buildings GMS Constraints: Grade 2; 16 Parliament Street York YO1 2SG 0561

Listed Buildings GMS Constraints: Grade 2; The Disney Store 14 Parliament Street York YO1 8S 0559

Listed Buildings GMS Constraints: Grade 2; 15 Parliament Street York 0560

## 2.2 Policies:

CYGP16  
Shopfronts

CYHE6  
Shopfronts in historic locations

## **3.0 CONSULTATIONS**

### INTERNAL CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - No objections to revised plans (Drawing Number 556-07 Revision C received 28 October 2010)

### EXTERNAL CONSULTATIONS/REPRESENTATIONS

GUILDHALL PLANNING PANEL - No objections

## **4.0 APPRAISAL**

### RELEVANT SITE HISTORY

Shopfront applications:

08/01139/FUL - Change of use from retail shop (use class A1) to financial and professional services (use class A2) - Approved

### KEY ISSUES

1. Visual impact on the building and the conservation area

### ASSESSMENT

#### **PLANNING POLICY**

4.1 Policy GP16 'Shopfronts' of the City of York Council Development Control Local Plan states that planning permission for new or alterations to existing will only be granted if the proposals respect the scale, proportion, materials and the architectural style of the building to which the attached an the area in which they are located.

4.2 Policy HE6 states that planning permission for new or alterations to the existing shopfronts in conservation areas or on listed buildings will only be allowed if the proposed design preserves or enhances the character of the area or the building.

## **VISUAL IMPACT ON THE BUILDING AND THE CONSERVATION AREA**

4.3 The proposed shopfront would replace the existing set back doors with splay frontage. The existing frontage is rather atypical in Parliament Street and not considered to fit with the Georgian character and proportions of the building. The proposed frontage with the box recessed doors, in addition to the visual division of the windows created by the timber mullions, whilst similar to the existing is considered to be a slight visual improvement on the existing, by removing the splayed entrance and creating a more substantial frontage. The proposed timber mullions have been added and provide some division and solidity to the shopfront. Originally an aluminium shopfront was proposed however this has been revised and the cream painted timber frontage has been shown and this is considered to be more in keeping with the age, appearance, and character of the building.

4.4 The proposed shopfront is not substantially different from the existing and as such the proposed shopfront is not considered to impact further on the character and appearance of the conservation area than the existing.

### **5.0 CONCLUSION**

5.1 The proposed shopfront is considered to be visual improvement on the existing and as such is considered to be in keeping with the visual amenity of the host building but also the conservation area and the character of the streetscene. Approval subject to the following conditions is recommended.

### **6.0 RECOMMENDATION:** Approve

1 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Number 556-07 Revision C received 28 October 2010;

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 TIME2 Development start within three years

### **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 visual amenity and character of the host building, steetscene, and the conservation area. As such the proposal complies with Policies GP16, and HE6 of the City of York Development Control Local Plan.

#### **Contact details:**

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