

COMMITTEE REPORT

Date: 20 January 2011 **Ward:** Clifton
Team: Major and Commercial **Parish:** Clifton Planning Panel
Team

Reference: 10/02157/LBC
Application at: Nestle Rowntree Haxby Road York YO31 8XY
For: Demolition of buildings 51 and 52 and reinstatement of the building fabric of buildings 66-67 and 76 (Joseph Rowntree Library)
By: Nestle UK Ltd
Application Type: Listed Building Consent
Target Date: 9 December 2010
Recommendation: Approve

1.0 PROPOSAL

APPLICATION SITE

1.1 The Joseph Rowntree Memorial Library, designed by Frederick Rowntree, was erected in around 1927 to commemorate the life of Joseph Rowntree. The building is brick built with a slate roof designed in the Arts and Crafts style. To the rear a door provides access to a covered underpath which leads beneath the library building and Haxby Road to the Nuffield Hospital site which was a former dining room for the Rowntree's factory. The building was Listed Grade II in 2007 as a building of special architectural and historic interest and is currently unused although its internal fittings remain. The whole of the application site is within the Nestle / Rowntree Factory Conservation Area.

1.2 To the rear of the library building is the six storey Cream Block which is proposed to be converted for mixed use development as part of applications 10/01955/OUTM and 10/01960/FULM which are also under consideration at this committee.

1.3 A pitched roof building sits to the rear of the library building and provides cover over the underpass which connects both sides of Haxby Road, although this is no longer in use. In the late 1970's early 1980's, single storey flat roof buildings were erected between the rear of the library building and the Cream Block. These buildings are labelled as buildings 51 and 52 on the submitted plans.

PROPOSAL

1.4 This application seeks listed building consent to demolish all buildings between the Joseph Rowntree Memorial Library and the Cream Block. These buildings are not listed in their own right but are connected to the library building hence the need for listed building consent. The connection to the underpass is to be capped.

1.5 The Joseph Rowntree Memorial Library is to be considered for a change of use to a community cafe as part of the major redevelopment of the Nestle South site (see application 10/01955/OUTM). However, the potential use is not a consideration within this application and should any internal works be required to the library building at a later stage to enable a change of use, a new listed building application would be

required. Following any demolition works, both the library building and Cream Block would be secured prior to any potential change of use in the future.

1.6 The purpose of the demolition works is to facilitate the proposed redevelopment of the Nestle South site. The current buildings 51 and 52 separate the north and south side of the community space which is to be provided as part of the formal gardens between the Cream Block and Haxby Road.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Nestle Rowntree CONF

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

Listed Buildings GMS Constraints: Grade 2; Joseph Rowntree Memorial Library Haxby Road

2.2 Policies:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

INTERNAL

3.1 Conservation - No objections subject to conditions covering: a method statement for demolition works; a method statement for securing the library pending its future use; large scale drawings of the simulated windows within the Cream Block; large scale details and specification showing restoration works to the rear of the library; samples of materials used in the restoration of the building; and a specification for capping off details for the ground level works.

3.2 Landscape - No objections subject to a condition controlling the protection of retained trees.

EXTERNAL

3.3 Clifton Planning Panel - No objections.

3.4 English Heritage - The application should be determined in accordance with national and local policy guidance, and on the basis of internal conservation advice.

3.5 20th Century Society - No correspondence received.

- 3.6 The Georgian Group - No correspondence received.
- 3.7 Ancient Monuments Society - No correspondence received.
- 3.8 Council for British Archaeology - No correspondence received.
- 3.9 The Victorian Society - No correspondence received.
- 3.10 Society for the Protection of Ancient Buildings - No correspondence received.
- 3.11 Third Parties - No correspondence received.

4.0 APPRAISAL

4.1 The key issue is the impact on the character, appearance, and setting of the listed building.

4.2 Development Control Local Plan Policy HE4 states that consent will only be granted for demolition and external alterations to a listed building where there would be no adverse effect on the character, appearance, or setting of the building.

4.3 Buildings 51 and 52 are single storey flat roof buildings erected to provide a bank and other amenities on site. They attach to the Cream Block façade immediately to the south of the projecting main entrance porch. Buildings 51 and 52 are late introductions into the site. They are of no special architectural merit and are unlike the historic structures on site in spite of being constructed in brick. They intrude into the centre of the open area in front of the main factory buildings, dividing the former garden in two. The buildings are considered to be of negative value to the area in the conservation area appraisal.

4.4 Removing the buildings from site would reinstate the former open setting of the Cream Block and would allow restoration of the rear elevation of the listed library building.

4.5 Submitted application drawings show the intention to expose the original ground floor elevation of the Cream Block, although the windows would not be reinstated at this stage. Instead the blocked openings would receive temporary coverings painted to match existing windows. The nature of the restoration of the rear wall of the library is unspecified. Conditions are recommended to be included with any approval to ensure that the works carried out to the Cream Block and library building maintain the character and appearance of the buildings. In accordance with the aims of Planning Policy Statement 5 'Planning for the Historic Environment', and Local Plan Policy HE4, it is considered that the removal of the modern linked buildings, 51 and 52, would vastly improve the setting of both the Cream Block and Joseph Rowntree Memorial Library.

4.6 There are a number of trees in the vicinity of the buildings which it is proposed to fell. It is integral to the visual amenity of the area and the future success of any redevelopment of Nestle South that tree's are protected during demolition works.

Therefore, a condition is proposed to ensure that tree's would be sufficiently protected at this time.

5.0 CONCLUSION

5.1 It is considered that the proposed works, subject to suitable conditions, would not harm the character, appearance or setting of the listed library building.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

- Proposed Front Elevation 02 Rev a
 - Existing and Proposed Ground Floor Plans 03
 - Existing and Proposed Site Plans 04
 - Proposed Site Plan Building 76 06
- All received by The CYC on 13/10/10

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

3 Prior to the commencement of development a method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of:

- the demolition works, including measures for the protection of structures to be retained;
- the tree protection measures; and
- the measures to be used to secure the library building pending any future re-use.

The development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention of important retained structures and trees.

4 Prior to the commencement of development, a timescale for the submission of large scale details shall be agreed in writing by the Local Planning Authority. Following this, large scale details and/or specifications of the items listed below shall be submitted in accordance with the agreed timescale and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

- Simulated windows to be added to the Cream Block including their fixing details.
- Restoration works to the rear of the library.

Reason: So that the Local Planning Authority may be satisfied with these details.

5 Prior to the commencement of development, details of the ground level works for the capping off of the underpass, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure an acceptable finished appearance of the works.

6 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of any supplementary materials required for the library restoration shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually acceptable appearance.

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, appearance, and setting of the listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

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