

COMMITTEE REPORT

Date: 14 July 2011 **Ward:** Guildhall
Team: Major and **Parish:** Guildhall Planning Panel
 Commercial Team

Reference: 11/00400/LBC
Application at: Borders 3 Little Stonegate York
For: Internal alterations in connection with proposed
change of use of building and separation of listed
former chapel from units 1 and 2 Davygate
By: Mr Paul Herring
Application Type: Listed Building Consent
Target Date: 21 April 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to 3 Little Stonegate. The building was originally a Methodist Chapel, built in 1851. It was altered and converted into a printing works in 1901. The building is grade 2 listed.

1.2 In 2000 the building was incorporated into 1-5 Davygate, there are presently bridge links and a lightwell between the two premises. It is proposed to remove this connection and create two separate units. Planning permission has been granted under application 11/00780/LBC for these alterations.

1.3 The building was last used for retail, with an ancillary cafe. Listed building consent is sought to change the use of the building to a youth cafe/training centre and general facility for young persons; similar to a youth club. The use would retain the cafe facilities on the upper level and include educational activities such as Duke of Edinburgh Award, homework clubs, interest groups and performance space. To accommodate the proposed use the following alterations are proposed:

- Basement - the installation of partition walls to create meeting rooms, storage rooms and w/c.
- Replacement of the goods lift with a passenger lift serving each floor.
- Alterations to the secondary stair so it would comply with building regulations.

- Installation of a screen behind the stage and partitions behind the screen wall at the southeast end of the building.
- Additional extract/ventilation for the kitchen.

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

Listed Buildings GMS Constraints: Grade 2; 3 Little Stonegate York YO1 2AX 0650

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 Support the scheme in principle; the proposed use, as a meeting place/performance space, clearly fits with the original use as a chapel. There is no objection to the lower floor area alterations, which would not affect the character of the building. Officers were initially concerned with the amount of sub-division on the upper floors, which has now been reduced, to avoid a material impact on the open character of these spaces. Further justification was also requested with regards the alterations to the secondary stair, which it is proposed to upgrade, so it provides a means of escape in line with building regulation requirements.

4.0 APPRAISAL

KEY ISSUES

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

POLICY

4.2 PPS5: Planning for the Historic Environment makes a presumption in favour of conservation. Alterations must be justified. However it also recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. In determining applications local planning authorities should weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and recognize that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

ALTERATIONS

Basement area

4.3 The installation of partition walls to create meeting rooms, storage rooms and w/c at basement area is supported as this space does not form part of the open character that occurs in the two upper levels of the chapel. The partitions allow prudent use of the space and would be reversible without harm to historic fabric. There would not be a detrimental impact on the character or historic interest of the building.

Lift, stage screen and partitions at the southeast end of the building on the upper floors.

4.4 The proposed lift would give inclusive access to each floor and is proposed to replace the redundant lift in this area. It would be enclosed by partitions around 1.8m by 2.5m and be situated next to the secondary stairwell. On the top floor the lift does not require an over-run, so it would terminate below ceiling level.

4.5 The stage screen would be 3.3m from the back wall and there would be partitions added behind to create various rooms and circulation space. The applicants advise the number of meeting rooms and storage space are required to enable the proposed use. The changes are reversible and would not harm historic fabric, and by concentrating the additions to one end of the space and keeping their size to a minimum, the character of the open space would not be unduly compromised.

Alterations to the secondary stair so it would comply with building regulations.

4.6 Due to the proposed capacity of the building, an alternative means of escape is required (this has been confirmed by building control officers). The width of the steps needs to be increased and the stairwell fire protected. The existing stairwell retains its C18 balusters but otherwise has been altered and is not original. PPS5 recognises that buildings have to adapt over time to allow them to stay economically viable, as is the case here. There is acceptable justification for the change, which will allow the chapel to operate as a stand-alone building. Large scale details shall be required of the stair as a condition of the consent, with the intention of retaining and re-using the original balustrade.

Additional extract/ventilation for the kitchen.

4.7 The kitchen would be on the top floor which requires the least amount of ductwork to allow the extraction of cooking fumes. A method statement and large scale details are required to clarify, and minimise, the impact on the buildings fabric.

5.0 CONCLUSION

5.1 The building will become independent and the proposed changes are necessary to fit the brief for the proposed use and to bring the building up to present building regulations. There will not be undue harm to the historic or architectural interest of the listed building. Approval is recommended.

6.0 RECOMMENDATION: Approve

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

2 PLANS1 Approved plans - YPC/011C and YPC/012C and 13 received 28.6.2011

3 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

a) Sections and roof details of the stage screen, the corridor areas behind and walls and floor to the kitchen / food prep. area, to show how the new partitions/rooms connect and relate to the existing fabric.

b) Replacement external doors.

c) Method statement and external elevation (including notes on materials) to show the extract flue in situ and how it will minimise impact on existing fabric.

d) Alterations to secondary stair to include new balustrade

Reason: In the interests of the appearance of the listed building.

7.0 INFORMATIVES:

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 special historic and architectural interest of the listed building. As such the proposal complies with Policies HE4 of the City of York Development Control Local Plan.

Contact details:

Author: Jonathan Kenyon Development Management Officer

Tel No: 01904 551323