

insufficient funds to carry out all the works. The current application revisits the proposals with minor alterations.

1.5 The application is presented to the West/ City Centre Planning Sub-Committee for a decision at the request of Cllr Brian Watson given the extent of the alterations to the listed building.

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 1; The Bar Convent And Railings, Blossom Street York

Listed Buildings GMS Constraints: Grade 2; 19-21 Blossom Street York

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

3.1 Design, Conservation and Sustainable Development- No objections subject to conditions

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

3.3 Micklegate Planning Panel- No objections in principle, and strongly support the proposal to introduce double glazing which is sympathetic and in keeping with the historic building

4.0 APPRAISAL

4.1 Key Issues

- Impact on the character and appearance of the listed building

POLICY CONTEXT

4.2 Planning Policy Statement 5 " Planning for the Historic Environment " seeks to ensure that the special characteristics of listed buildings are not adversely affected by inappropriate alterations/ additions.

4.3 POLICY HE4 of the Local Plan relates specifically to listed buildings and states that consent for development in the immediate vicinity of listed buildings, demolition, internal and external alteration, and changes of use will only be granted where there is no adverse effect on the character, appearance or setting of the building.

APPRAISAL

3rd FLOOR KITCHEN WORKS-

4.4 The loss of the third floor kitchen would not be a significant loss to the character of the listed building. Breakfast is now served in the cafe area, and the first and second floors retain kitchen facilities. The works to convert the space to a single bedroom with ensuite facilities would be sympathetic to the fabric of the listed building. The previous approval of listed building consent converted the kitchen into a larger family room with ensuite facilities, and Members are advised that this consent could be implemented.

ENSUITE ACCOMMODATION TO 1st FLOOR BEDROOM-

4.5 The proposed ensuite accommodation in the existing bedroom is similar to the scheme that was approved in 2005. The differences being the replacement of a macerator facility to the adjoining disabled toilet, with the introduction of a new foul drainage run which will serve both toilet facilities, and connect into an existing SVP in the rear courtyard.

SECONDARY GLAZING-

4.8 To reduce noise levels, the applicant proposes secondary glazing to the proposed bedroom window that would be formed in the existing 3rd floor kitchen. It is considered that there is reasonable justification for the alterations, as this window fronts Blossom Street and the proposed form of secondary glazing has been already installed to 3rd floor windows in a similar manner. Further details would be required to be approved if Members are minded to approve the application.

DRAINAGE-

4.9 It is proposed that the new foul water drainage for the new ensuite facility for the 3rd floor would run externally for a short run. It would not be visible from street level or from any adjoining buildings, being shielded by the roof slope that fronts the corner of Blossom Street and Nunnery Lane. Internally, the new foul drainage would be routed through floor structure, lift shafts, roof spaces and across corridors. It is considered that the internal and external routes have been carefully considered to be as unobtrusive as possible and sympathetic to the structure of the listed building.

REDUNDANT AIR CONDITIONING UNITS-

4.10 There are 3 No. redundant air conditioning units that are attached to an external wall that are visible through a staircase window. Their removal as part of the proposed works would enhance the appearance of the listed building.

5.0 CONCLUSION

5.1 The proposed works would enhance the facilities of an existing business in a sustainable location. The works have been carefully designed to have minimum disturbance and interference on the fabric of the listed building, respecting its special interests as a Grade II* listed building. The proposed changes are justified and would allow the business to offer market standard accommodation, securing the long term future of the building. There would be no conflict with planning policy HE4 and GP1 of the Local Plan and national guidance contained in Planning Policy Statement 5 " Planning for the Historic Environment. " It is recommended that conditional listed building consent is granted subject to conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

2 PLANS1 Approved plans

3 Prior to the commencement of the works hereby approved, the following details shall be submitted for the written approval of the Local Planning Authority, and thereafter the works shall be implemented and retained in accordance with the approved details:

a) Details/specifications for the openings required to the external walls for the foul drainage pipework associated with the new en-suite bathrooms

b) Large scale details of the proposed secondary glazing unit to the window opening of the new bedroom at third floor level

Reason: To ensure that the details would be acceptable in the interests of the visual amenity and historical and architectural interest of the Listed Building

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 special interests of the listed building. As such, the proposal complies with Policy HE4 of the City of York Development Control Local Plan (2005) ; and national planning guidance contained in Planning Policy Statement 5 "Planning for the Historic Environment".

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