

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 31 July 2007 **Parish:** Guildhall Planning Panel

Reference: 07/00873/LBC
Application at: York Divan Centre 10 Clifford Street York YO1 9RD
For: Change of use of first, second and third floors from retail to 5no. apartments including alterations to existing retail area and 3no. dormers to existing roof slope
By: Mr M Grey
Application Type: Listed Building Consent
Target Date: 11 June 2007

1.0 PROPOSAL

1.1 The application relates to 10 Clifford Street, which is located on the corner of Cumberland Street and Clifford Street. The building is grade II listed and in the Central Historic Core Conservation Area. The site is presently used as a retail premises - York Divan Centre. The building has storage in the basement and display / retail space on the ground and upper floors.

1.2 The application seeks listed building consent for alterations in association with the proposed conversion of the upper floors (first floor and above) into residential (five 1-bed flats). The flats would be accessed via the original side door which leads to a half turn staircase - an original feature of historic interest. The main alterations are as follows;

- Opaque glazed hatch at pavement level to serve the basement in replacement of aluminium hatch.
- Three lead dormers on the roof and three roof lights.
- Reinstate glazed lantern (fanlight) above side entrance door.
- Reduce width of fascia panels to expose columns at fascia level to each side of the corner entrance(s).
- Secondary glazing to upper floor windows. The existing and proposed residential windows would be non-opening, with mechanical heating and ventilation system to be installed as an alternative. The exhaust will be placed at roof level, on the rear elevation.
- Dividing party wall at ground floor level to separate retail element and residential entrance (this area would also provide a cycle and bin store).
- New internal walls to accommodate residential conversion.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006

Conservation Area Central Historic Core 0038

City Boundary York City Boundary 0001

DC Area Teams Central Area 0002

Floodzone 2 Flood Zone 2 CONF

Listed Buildings Multiple (Spatial)

2.2 Policies:

CYHE4

Listed Buildings

CYHE3

Conservation Areas

3.0 CONSULTATIONS

INTERNAL

3.1 Design, Conservation and Sustainable Development - State that the change of use of the upper floors of the building from retail to residential use will enable the retention of original features present within the interior of the building. The only objection to the original scheme was the design of the dormer windows. Revised plans have now been submitted, the dormers have been given a vertical emphasis and they are lined up with the windows on the front elevations. Officers consider the revised plans of the dormers are acceptable.

3.2 Otherwise, details of the proposed secondary glazing were required and the design of the roof vents for the mechanical ventilation system. The revised plans contained large scale plans of the secondary glazing, which are considered to be acceptable and details of air vents and ducts on the roof. Officer's opinion on the vent details are required, but from an external view the air vents and ducts because of their size and location appear to be inconspicuous.

3.3 It could be a condition of approval that rooflights are conservation type (as requested by officers) and large scale details of the ventilation system be submitted. Also the paint colour for the shopfront and side entrance door could be agreed by condition if consent were granted.

3.4 Highway Network Management - No objection but request a condition that details of the changes in the footway are agreed (hatch into basement).

EXTERNAL

3.5 Planning Panel - Object - Consider that the dormer windows would be detrimental to the appearance of the building. These have since been revised.

3.6 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments was 6.6.2007. One letter has been received; it makes the following points -

- Supports the scheme but suggests that sound proofing to the party wall with the Grand Opera house be looked at. The issue of noise will be discussed in the companion full planning application.

4.0 APPRAISAL

Key issues

4.1 The key consideration is the impact on the special historic interest of the listed building and its setting. Other issues such as principle and amenity will be discussed in the full planning application.

Policy

4.2 The proposal relates to a listed building within a conservation area, as such policies HE3 and HE4 of the City of York Draft Local Plan are relevant. HE4 states that listed building consent will only be granted when there is no adverse effect on the character, appearance or setting of the building. HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character or appearance of the area.

Special historic interest of the listed building and its setting

4.3 The proposed development is generally welcomed by conservation officers in that it would maintain / repair the building and keep the upper floors in use, potentially enhancing the ability to preserve the historic interior. The changes to the fascia panel to reveal the columns around the entrance are also welcomed, as they would enhance the appearance of the building. It is considered by conservation officers that the internal alterations would not cause harm to any special historic or architectural features. To ensure this it can be conditioned that further details of alternative means of ventilation are submitted and agreed by conservation officers.

4.4 The (other) main external alterations would occur on the roof, which is partially obscured by a parapet wall. The design and location of the dormers are considered to be acceptable whereas the air ducts and roof lights would be on the rear roof slope, out of view. Conditions that the materials of these are agreed, including requiring conservation type rooflights would ensure that the scheme is of an

acceptable standard. On the pavement the proposed glazed loading hatch into the basement has not been objected to by conservation officers, in my opinion it would add interest and be an improvement to the existing aluminium hatch. As such it is considered this aspect would enhance the setting.

5.0 CONCLUSION

5.1 It is considered that the proposed conversion would cause no harm to the appearance or special historic interest of the listed building and it's setting. Approval is recommended.

6.0 RECOMMENDATION: Approve

1 PLANS2

2 TIMEL2

3 Notwithstanding the approved plans the roof lights shall be conservation type rooflights.

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

4 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.

Colour of shopfront and entrance(s)

New signage including colouring and materials

Materials / finish of air duct and vent tile

The ventilation system and any other noise mitigation measures required

Structural works which show repairs to be on a like for like basis

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

5 Prior to the development commencing full details of the proposed glazed hatch in the pavement shall be submitted to and approved in writing by the Local Planning Authority. The development shall commence in accordance with the approved details.

Reason: In the interests of highway safety.

For further information contact Fred Isles of Highway Infrastructure on 551444.

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 historic interest of the listed building and the character and appearance of the conservation area. As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies HE3 and HE4 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Jonathan Kenyon Development Control Officer
Tel No: 01904 551323