

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 28 August 2007 **Parish:** Guildhall Planning Panel

Reference: 07/01564/LBC
Application at: 42 Monkgate York YO31 7PF
For: Alterations and extensions after demolition of existing single storey rear extension
By: Moda Developments Ltd
Application Type: Listed Building Consent
Target Date: 28 August 2007

1.0 PROPOSAL

1.1 This application relates to a terrace of (originally) dwellings - 42-48 Monkgate and the associated land behind. The buildings are all grade II listed and in the Central Historic Core Conservation Area.

1.2 No.'s 42-48 Monkgate were last used as offices. This application proposes to restore the units to dwellings. No.48 would be divided into a 1-bed flat at ground floor level (because there is no outdoor amenity space), and a 4-bed unit on the upper floors. At no.'s 42, 44 and 46, an existing rear extension would be demolished and the buildings will be restored as houses with gardens. Replacement single storey rear extensions are proposed for no.'s 44 and 46. 42, 44 and 46 would be 5-bed houses. The application also proposes a 'stable block' that would be located behind no. 40 Monkgate. This would provide a further 4 1-bed flats. 7 parking spaces are proposed.

1.3 The application and companion full planning application; reference 07/01566/FUL are brought to committee at the request of Councillor Watson.

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

Listed Buildings Grade 2*; 38 Monkgate York YO31 7PF 0934

Listed Buildings Grade 2; 40 Monkgate York YO3 7PF 0935

Listed Buildings Grade 2; 42A Monkgate York YO3 7PF 0936

Listed Buildings Grade 2; 44 Monkgate York YO3 7PF 0937

Listed Buildings Grade 2; 46 Monkgate 0938

Listed Buildings Grade 2; 58 Monkgate York YO3 7PF 0939

Schools St. Wilfrid's RC Primary 0230

2.2 Policies:

CYHE3
Conservation Areas

CYHE4
Listed Buildings

3.0 CONSULTATIONS

Internal

Design Conservation & Sustainable Development (UDC)

3.1 UDC advise that there have been extensive C19th and C20th alterations to all the properties, the later alterations are associated with the change of use of these properties into offices. These alterations include extensive replacement of floors, further interconnection of buildings, further extension to the rear, and alterations to the ground floor of no. 48, setting it back behind the main façade.

3.2 UDC state that they have no objection in principle to the proposed development (including demolition) provided the workshop type extension to the rear of no 42 building is recorded. After an internal inspection of the buildings, revisions / clarifications to the plans were subsequently recommended by UDC. Revised plans have been received and passed to UDC who advise that the outstanding issues can be covered by recommended conditions which have been added.

External

3.3 Planning Panel - The Planning Panel raised no objections to this proposed development.

3.4 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments was 9.8.07. No written representations have been made.

4.0 APPRAISAL

Key issues

4.1 The impact on the special historic interest of the listed building and setting / conservation area.

Policy

4.2 The proposed scheme relates to alterations and extensions of listed buildings within a conservation area. As a consequence policies HE3 and HE4 of the City of York Draft Local Plan are relevant. Policy 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. Policy 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.

Impact on special historic interest of the listed building and setting / conservation area

4.3 The alterations proposed, associated with bringing the units on Monkgate back into occupation and restoring them to their original use, are considered to enhance the appearance of the buildings and the conservation area in accordance with policies HE3 and HE4. Entrances would be restored within the Monkgate elevation to each building and the linear building line would be restored. The appearance of no. 48 would be enhanced by giving the building a pitched roof and replacing some of the modern windows on the rear elevation with windows of shape / design more harmonious to the original building. It is considered the general setting of the buildings would be improved by the removal of later rear extensions and re-introducing gardens to the dwellings.

4.4 The stable block is of simple design and subordinate scale, it is considered to respect its setting.

4.5 Of the internal changes to 42-48 Monkgate, conservation officers have made recommendations (after a site visit) of items that should be clarified or retained (and noted on the plans as such) within the building. The plans have been revised in response to these recommendations and further comment from conservation and recommended conditions are now awaited. A verbal update will be given at Committee. It appears that issues regarding staircases and the location / use of existing doors may be outstanding. These elements could be conditions of consent if conservation officers wish to ensure their retention.

5.0 CONCLUSION

5.1 The scheme is supported by officers, as it would bring listed buildings back into use and be used, for their original intended use. The external alterations that would enhance the appearance of the buildings and their setting. Approval is recommended subject to conditions regarding external appearance and internal features to be retained or clarified.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

Topographical survey

07 04 01

Existing plans

07 04 02 C

07 04 03 C

07 04 04 C

07 04 05 C

07 04 06

07 04 07

Proposed plans

07 04 10 D

07 04 11 D

07 04 12 D

07 04 13 D

07 04 14 D

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

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

3 A sample panel of the brickwork to be used for the rear extensions to no.'s 44 and 46 Monkgate, the garages and the stable block building (including its bin and cycle stores) shall be erected on the site and shall illustrate the colour, texture and bonding of brickwork and the mortar treatment to be used. Details shall be required to be approved in writing by the Local Planning Authority prior to the commencement of building works. This panel shall be retained until a minimum of 2 square metres of wall of the approved developments have been completed in accordance with the approved sample.

Reason: So that the Local Planning Authority may be satisfied with the finished appearance of these details prior to the commencement of building works in view of their sensitive location.

4 The materials for the covering of the roof of no. 48 Monkgate, the garages and the stable block shall match those of the existing buildings (42-46 Monkgate) in

colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

5 All new rooflights shall be 'conservation' type rooflights. Prior to commencement of development hereby permitted, the design and type of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. The rooflights shall be inserted in accordance with the approved details and thereafter be so retained.

Reason: To achieve a visually acceptable form of development.

6 The infill brickwork within the front facade of 42 Monkgate, shall match the existing brickwork in all respects i.e., bonding, size, colour and texture of bricks and finished treatment of mortar joints, to the satisfaction of the Local Planning Authority. The new window shall be sourced from the building at the rear (which is to be removed) unless agreed otherwise by the Local Planning Authority.

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority.

7 Notwithstanding the hereby approved details including any proposed materials specified on the approved drawings, or stated within the application form submitted with the application, samples of the external materials and finish to be used for the balconies and new entrance gates 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 and thereafter so retained.

Reason: So as to achieve a visually cohesive appearance.

8 New partition walls shall be scribed around existing details such as skirtings and covings. And all disturbed areas shall be made good to match their surroundings

Reason: To protect the special historic interest of the listed building.

9 A schedule of the following works shall be submitted to the Local Planning Authority and agreed prior to any works commencing -

- A room by room detailed schedule of works should be prepared for each property.
- A door schedule on a building by building basis showing how doors will be retained, reused and upgraded and also how new doors will be designed to respond to their locations in the building.
- Details of any change to windows (including secondary glazing).
- Measures for the protection of existing fireplaces and staircases during construction.
- Details of any fire or health and safety measures in relation to the existing staircases, in particular the main staircase of no 44.

Reason: To protect the special historic interest of the listed building.

10 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.

Walls - sample panel of brickwork

Lighting scheme - location of any lights and design, materials, dimensions of such

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

11 A descriptive photographic record shall be undertaken and submitted to the Local Planning Authority prior to the commencement of work. The record shall illustrate

- Record photographs taken throughout the building works and presented on disk to the Local Planning Authority

- A (English Heritage) level 2 recording of the outbuilding to no 42, carried out prior to demolition. 2 copies of 8"x 6" photos are required cross-referenced to a plan.

Reason: In order that a historical record of the listed building is kept.

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 buildings, 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