

COMMITTEE REPORT

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

Reference: 07/01627/LBC
Application at: 32 Lord Mayors Walk York YO31 7HA
For: Internal and external alterations including new rooflights to front and rear in connection with proposed use as a 12 bedroom student house
By: Mr A Bennett
Application Type: Listed Building Consent
Target Date: 5 September 2007

1.0 PROPOSAL

1.1 This is a related listed building application for the previous item that was referred to the West and Centre Planning Sub-Committee at the request of Councillor Brian Watson.

1.2 See previous application for general description of proposed works.

1.3 The application is supported by a floor by floor and room by room schedule of the proposed internal works. The agent has also indicated that the works are largely works of repair, and the original fabric and layout of the building would be retained wherever possible. The most significant internal alterations, in addition to those outlined in the previous application, include the relocation of a partition, the formation of a new opening and closing of an existing opening at first floor level in connection with the formation of bedrooms 3, 4 and 5.

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

Listed Buildings Multiple (Spatial)

Schools St. Wilfrid's RC Primary 0230

2.2 Policies:

CYHE4
Listed Buildings

CYGP1
Design

3.0 CONSULTATIONS

INTERNAL

3.1 Design, Conservation and Sustainability- Members will be updated of response at the meeting

EXTERNAL

3.2 Guildhall Planning Panel- Object as -
- density of occupancy unacceptably high
- insufficient natural light to the kitchen
- inadequate storage provision
- usurping pavement space to create lightwell

3.3 The application was publicised by site notice and press notice. The expiry date for comment is 15 August 2007. No written representations directly related to the impact on the Listed Building have been received to date.

4.0 APPRAISAL

KEY ISSUE

4.1 Impact on the historic character and visual amenity of the listed building

RELEVANT POLICY

4.2 See previous application

APPRAISAL

4.3 The property is a Grade II Listed Building and the proposal would result in external and internal alterations to the historic fabric of the building. Prior to the formal submission of the proposals, preliminary details were discussed with the Council's conservation officer. The Conservation Officer's formal response has not

been received to date and Members will be updated at the meeting. At the preliminary stage, the main concern related to the degree of internal alteration and disturbance to the historic fabric that would be involved in the insertion of the shower pods to six rooms. Other concerns related to the main reception room being converted to two bedrooms. There was no objection in visual terms to principle of the creating a lightwell in the front elevation of the building to Lord Mayors Walk or the insertion of "conservation" style rooflights to the front and rear roofslope. Similarly, the intention to reinstate the window in the former opening within the chimney arch was considered to be visually and historically acceptable. The submitted plans do not appear to have addressed the main concern that the degree of internal alterations that would be required to convert the building into 12 student rooms would be too invasive and would harm the historic character of the building. The Conservation Officer has verbally concurred with this view. The external alterations in principle would appear to be acceptable but lack the necessary detail that would be required to confirm acceptability. It is therefore considered that the proposal would conflict with Policy HE4 of the Local Plan, E4 of the Structure Plan, and related national guidance as the alterations that would be required would adversely affect the character and special interest of the Listed Building.

5.0 CONCLUSION

5.1 For the reasons expanded above, it is considered that listed building consent should not be granted.

6.0 RECOMMENDATION: Refuse

1 The proposed extensive and invasive internal works that would be required in association with the proposed change of use would harmfully detract from the historic character and special interest of the Listed Building contrary to Policy HE4 of the City of York Development Control Local Plan- Incorporating the Proposed 4th Set of Changes, Policy E4 of the North Yorkshire Structure Plan, and national planning guidance contained in Planning Policy Guidance Note No. 15 " Planning and the Historic Environment. "

7.0 INFORMATIVES:

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