

1.2 The application is for the works required to enable residential use of the upper floors, there is a companion planning application for conversion into 14 dwellings. The residential access, to the upper floors would be from both Goodramgate (Hunter House) and at the rear.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

2.2 Policies:CYHE4 Listed Buildings

3.0 CONSULTATIONS

Design Conservation and Sustainable Development

3.1 Officers support the scheme in principle. It is noted the upper floor rooms of numbers 57 and 57a remain relatively complete. Officers acknowledge that the plan form proposed is partly a pragmatic response to the deep plan and its interconnected layout. Limitations are imposed by lack of light in the centre of the plan, by lack of direct access from the ground floor of each of the former buildings and by requirements regarding escape distances to fire exits. Ideally, to increase understanding of the historic buildings, the apartment plans would be contained within each separate building unit but this is not possible. The situation particularly affects nos 57A and 57 which are furthest from the point of access.

3.2 Further detail/clarification was requested on the items listed below and officers have provided updated comment on 22 December.

- Staircase at 57a – the approach to blocking the staircase is accepted. There will be no damage to the stair.
- Detailing within front rooms – within 57 and 57a the interiors of the front rooms are almost complete. Full details were required to understand any impact on these rooms. It has been clarified historic detailing will remain in situ and be exposed.
- Plan Form – In 57 at first floor level were the kitchen compartment is proposed there is adequate justification for the enlarged opening.
- The new chimney – it was asked if this could be reduced in height, but it is acknowledged that the proposed height is a building regulation requirement.

English Heritage

3.3 Recommend that all mid C19 and earlier features are retained in situ without any further damage being caused to them, and that they are preferably also on view.

The Design and Access and Heritage Statement states that such features will be retained, but that certain features such as the presumably C18 staircase to No 55 and ceilings in the vast majority of rooms are to be covered up. In this respect officers must be content that any such harm to the aesthetic and illustrative historic value of the building can be justified in line with paragraph 132 of the National Planning Policy Framework.

Guildhall Planning Panel

3.4 Support the proposals.

Publicity

3.5 The deadline for comments was 10 December and one comment has been made, which supports the principle of the proposed use, but notes that the listed building issues raised by English Heritage should be considered.

4.0 APPRAISAL

Key Issues

4.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall pay special regard to the desirability of preserving the building or its setting or exercise of any features of special architectural or historic interest which it possesses.

Assessment

4.2 There have been difficulties in securing permanent and comprehensive occupation of the upper floors as offices and it is acknowledged the space is not well suited, or there is a lack of demand for the space, either as offices or for retail, given the location and size/shape of the floor-plate. The proposals would also restore the original use to the upper floors of the listed buildings (57 & 57a), although the scheme cannot be true to the original plan form, because access to the upper floors is only via Hunter House, and not each individual unit. In principle the proposed use is welcomed as it would be in the interests of the viability of the listed buildings.

C18 staircase

4.4 Part of the staircase within 57a dates from the early C18. The scheme retains the staircase, which would be accessed from the ground floor shop. The staircase is positioned at the centre of the ground floor retail area and it is proposed the first floor front room also remains associated with the retail unit. The staircase could be accessed from the retail unit, but it would be closed off where it terminates, to achieve separation between the retail unit and the upper floor flat.

Separation for noise/fire is a building control requirement. The only means of allowing the staircase to be kept in constant use would be reverting 57a to a single use throughout the 3 floors. Such a retail space is unlikely to be required and full residential use would lead to a loss of commerce on the street. The proposed approach would lead to no loss of historic fabric and the stair would be accessible; it would not be blocked off. As such there is no objection to the approach proposed.

Architectural detailing

4.5 The plan form and architectural detailing remain within the front rooms of 57 and 57a only. No loss of historic detailing is proposed. Details of the proposed changes required for noise insulation and fire safety can be secured by condition. The intent is to paint the ceiling only in this respect and therefore the fabric, such as the cornicing, would be preserved. Secondary glazing is proposed to reduce noise impact and improve insulation. The typical approach has been shown on the proposed plans and would preserve the appearance of the building. A condition can secure the design of the glazing, to ensure it is of appropriate design, for the 1st floor oriel windows within 57.

Plan form

4.6 There would be loss to the plan form in 57 at first floor level, where the kitchen/dining room is proposed. It is proposed to enlarge the existing opening in this location, because in this case the kitchen and living rooms need to be a single room to satisfy building regulations, in terms of providing acceptable means of escape. The new opening would retain evidence of the original plan form as the opening would not be full height. The existing opening has no decorative surround, only the skirting board, and this arrangement would be repeated in the proposed enlarged opening.

Hunter House

4.7 Hunter House itself is not listed and has seen much alteration when it was converted to offices. The internal changes proposed can be accommodated without harm to the special historic or architectural interest of the group of buildings. The 2-stroey shop front would be retained.

5.0 CONCLUSION

5.1 The works proposed will have no undue impact on features of special or historic interest. The staircase in 57a cannot be accommodated within a residential unit, but it will be retained in its extant form and will be useable by the retail unit; historic features will be retained and exposed; there would be a minor loss of the original plan form in 57 where an opening from the front room would be widened, there would be no loss of historic detailing though and there is good reason for the alteration.

5.2 The works would allow comprehensive use of the upper floors throughout the buildings and be in the interests of its viability. The only adverse effect on the listed buildings would be the widening of an historic opening in 57. The level of harm will be low and given the overall benefits of the scheme, there are deemed to outweighing material considerations that justify the harm.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following plans:- LHL drawings Y-BSP-4132-14

Existing Plans

100a, 101a, 112a, 113a, 114, 115, 116, 117a, 118a, 120a, 121b, 122a

Demolition plans

503b, 504b, 505b, 506a

Proposed plans

1001a, 1002a, 1003c, 1004a, 1005b, 1006a, 1007b, 1009a, 1010b, 1011a, 1020A, 1021

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

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 such works and the works shall be carried out in accordance with the approved details.

- a) Vent stack to Hunter House.
- b) Grills to front elevation shown in context
- c) New front door to Hunter House and its side panel
- d) Sections through the attic of no 57, to show how the roof insulation would be upgraded without harming the existing structure, how the existing floor structure would be protected, how new partitions would relate to the existing roof structure, and where the retained historic door would be fixed

- e) New/replacement screens within the existing staircase in 57A (to include section and elevation)
- f) New opening to the rear of no57 first floor room, shown in context
- g) Secondary glazing to first floor front windows in no57
- h) Blocking of internal doors

Reason: In the interests of the architectural and historic interest of the listed building.

4 Services- mechanical ventilation

Illustrated method statements showing where services (for mechanical ventilation) would be integrated into the buildings and what their effect would be on historic detailing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works and the works shall be carried out in accordance with the approved details.

Such works shall avoid affecting the front rooms of 57 and 57a.

Reason: In the interests of the architectural and historic interest of the listed building.

5 Fire/acoustic strategy

Strategies for achieving fire and acoustic separation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works and the works shall be carried out in accordance with the approved details. Proposals shall detail the impact on any features or historic and/or architectural interest. In accordance with the application details there shall be no suspended ceilings to the front rooms within 57 and 57a.

Reason: In the interests of the architectural and historic interest of the listed building.

6 Prior to works in the pertinent area commencing a photographic recording of the attic in no57 (to an English Heritage level 2 standard) shall be submitted to an approved in writing by the Local Planning Authority.

Reason: In order that a historical record of the listed building is kept, to record and enhance our understanding of heritage assets, in accordance with paragraph 141 of the National Planning Policy Framework.

7.0 INFORMATIVES:

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Application Reference Number: 14/02447/LBC

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