

National Planning Policy Framework

- Chapter 12 Conserving and enhancing the historic environment

2.2 Draft 2005 Local Plan (4th set of changes) Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

DESIGN & CONSERVATION

3.1 Officers support the scheme. The proposal would have very little impact on the interior character of the historic building. The main elevations would remain unaltered. There would be some enhancement of the rear setting of the historic building causing improvements in street views from Tanner Row, Station Road and from the city walls.

The Link

3.2 The link to Roman House would be formed at first floor level through the large window terminating the spine corridor of the SW wing of the hotel. Internally the architrave should be retained and taken to ground level; otherwise there would be no further alteration at first floor level. A condition will be required to govern the detailed handling of the junction between new and existing work. No other windows would be affected by forming the link. The elevation affected overlooks a small service yard and public WCs. From Tanner Row it is partly obscured.

Roman House extension

3.3 The service yard and WCs would be replaced by a new building facing Tanner Row. This new building would appear as a four storey brick structure sitting on a deep plinth with its main elevation separated from the historic building by 2.5m and set back by over a meter, with the link being recessed to 7.5m. The height of the new building would be below the third floor cornice and gable of the hotel building. The presence of the separation gap, the sloping ground levels, the relative scale and height of the new building and its modest vertical expression in brick, are all factors which enable the new building to respect the setting of the existing building and enhance the street environment.

3.4 As seen from the city walls (over 100m away) and from Station Rise this extension would be one storey higher than the existing office building, though a separation gap would be maintained above the existing connection level which terminates at third floor height of the six floor hotel. The glass box would be replaced in brick and the roof would terminate in a mansard structure clad in lead or zinc panels. The existing blank rear wall of Roman House would receive vertical windows. The relatively low height and improved design of Roman House would enhance the backcloth forming the immediate rear setting of the historic building.

The Dining Extension

3.5 Increased capacity is required for dining and there is a proven need for extra accommodation to serve specific functions. This follows on from the granting of temporary permissions from 2010 to erect a marquee on the external terrace.

3.6 The new extension would be single storey, expressed as a contemporary glass garden pavilion, with a slim "floating" flat roof over-sailing the terrace and replacing the umbrella like structures and slanted roof originally proposed. Service facilities would wrap around the side and rear in a lower cedar clad structure, and there would be a lower glass link to the existing hotel. Timber louvres would add shade and interest and planting would be enhanced, especially in the fore-ground. The pavilion would be 4.5m high, partially obscured at low level by the terrace wall, and set back from the front edge of the terrace by 5m. As such it would be below first floor window height and the set back would increase its recessive appearance. It would be over 50m from the city wall walk from where views onto the roof should not be possible due to relative height of the structures and the inward fall of the roof-slope. The glass link would be a lower smaller lobby and this would meet the existing building just above lintels of ground floor window. The dining extension has been justified. It has an elegant design to compliment and contrast with the existing hotel. Large scale details will be required, together with the new planting and any external lighting scheme.

Alterations to spa and treatment area

3.7 There would be minor adjustments to the existing layout in the spa zone of the lower ground floor to enhance facilities and improve circulation. On the whole these changes would affect partitions introduced from 2008 onwards i.e. of no heritage significance. The existing historic structure, doorways and the arch-vault ceiling would be retained in place. A minor revision has been made to retain an original safe door in place which would be along the newly proposed inner corridor. Where possible the brick arch ceilings should be left exposed, though we appreciate this would be difficult where there are exposed service runs.

CONSERVATION AREAS ADVISORY PANEL

3.8 The original/now revised scheme was presented to Conservation Areas Advisory Panel. Comments on the dining pavilion were as follows -

- The principle of a modern glazed construction linked to an existing opening in the rear of the Cedar Court was welcomed. The only comment related to the amount of solid construction facing onto the Aviva building, the Panel felt the elevation could be improved by cutting back the solid section so the full height glazing extended around the corner.

HISTORIC ENGLAND (HE)

3.9 Historic England is content in principle with the proposal to extend and link Roman House to the Cedar Court Hotel and for a dining pavilion to be added in the courtyard. It was asked that photomontages be provided to show the dining pavilion and the extension of Roman House from the City Walls.

3.10 HE consider views of the dining pavilion and the extended Roman House behind it from the City Wall is highly sensitive and needs to be carefully checked by the council in order to ensure that the proposal sustains and enhances the Grade II* listed Cedar Court Grand Hotel, the setting of the Scheduled City Walls and the Conservation Area.

3.11 It was recommended that a simple, well detailed horizontal canopy is extended out to cover the terrace rather than the fabric canopies. HE were concerned that the proposed fabric roofs to the open area on the north side of the pavilion, facing the City Wall, introduce a 'fussy' detail which does not have the quality they would seek in a prominent location of this kind and which will have the potential to become run down in appearance in the short to medium term. HE suggested that a simple, well detailed horizontal canopy is extended out to cover the terrace at the same level as the fabric canopies now proposed but in more permanent materials. HE envisage that this could be visually supported by timber stanchions in the same way as the fabric canopies would have been, in order to provide a vertical rhythm which we consider will assist in the harmonious placement of the pavilion within its proposed location.

MICKLEGATE PLANNING PANEL

3.12 The panel does not object to the application, but echoes the comments made by Heritage England about the proposed visual aspects along Tanner Row and Rougier Street. And also about the dining pavilion materials.

PUBLICITY

3.13 One comment has been made - that it is important that the planned alterations are sympathetic with this Grade II* Listed Building and the Central Historic Core Conservation Area.

4.0 APPRAISAL

KEY ISSUES

4.1 Impact on the historic and architectural importance of the host building which is grade 2 star listed

RELEVANT PLANNING POLICY

4.2 Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Where there is any harm, such harm must be afforded considerable weight and importance in the planning balance.

4.3 The NPPF in paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.4 Paragraph 134 explains where schemes can be allowed if they do not sustain or enhance. It states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

ASSESSMENT

4.5 The scheme has been revised since comment from Historic England and the Conservation Areas Advisory Panel. The proposals for external works; at Roman House and for the Dining Pavilion will enhance the setting and appearance of the listed building and are therefore NPPF compliant.

EXTERNAL ALTERATIONS

4.6 Views from the City Walls are currently towards the terrace deck at the back of the hotel. The deck has a sparse amount of soft landscaping and accommodates tables and chairs. A temporary marquee type structure has been erected here on occasions to allow the hotel to accommodate exhibitions. The temporary structure was allowed on the basis that in future a permanent solution would be realised that

could add interest, enhance the setting, and improve the viability of the hotel. Beyond the terrace deck is the rear elevation of Roman House; largely a blank brick elevation and the dated roof above.

4.7 The dining pavilion has been refined in design, the fabric canopies initially proposed for the outside area have been replaced by extending the pavilions' roof structure over this area. The design is refined and improved in this respect. The back of house area has been moved back from the elevation facing the City Walls; allowing the glazed elevations to dominate. The building would be single storey and with a lobby sized lightweight glazed link to the main building. It would not compete with, or detract from, the architectural interest of the host building.

4.8 The pavilion represents an elegant contemporary building, of interest in its own right. By virtue of its scale and form it complements the host building. The pavilion will enhance the economic viability of the listed building and make a positive contribution to local character and distinctiveness; views from the City Walls will be enhanced. The extension therefore is NPPF compliant with regards dealing with heritage assets.

4.9 The extension at Roman House will connect into and become part of the hotel. The elevation at the rear seen from the walls is currently a blank elevation. Guest-rooms will be added to this area. The photomontage provided by the applicants demonstrates the enhancement to the setting that would result; the new building is of appropriate massing, compared to the hotel, and the windows add interest. The modernisation of Roman House is of appropriate massing overall to the hotel; the scheme has been revised and Roman House (as proposed) reduced in scale, so the listed building remains dominant. The works would continue the existing brickwork, improve the window detailing and add activity/interest to the Tanner Row elevation, by the insertion of windows and an outside amenity space. The works do not cause harm to the listed building.

4.10 The connection point would require adapting an existing external window, to allow continuation of the existing corridor. The connection is a necessary part of the scheme and the approach proposed is acceptable. The alteration would respect the original plan form and integrity of the building; compliant with Historic England guidance within their conservation principles and policies guidance document. The windows on this end elevation were altered in 2009 to provide extra ventilation and satisfy building regulations. The impact of this intervention would be low and far outweighed by the overall benefits of the scheme.

INTERNAL WORKS

4.11 The internal changes are at basement level and affect only partitions which were added when the building was first converted to a hotel in 2008. There would be no harm to the historic and architectural importance of the building.

5.0 CONCLUSION

5.1 The scheme would enable the existing five star hotel to achieve its potential for tourists and business customers.

5.2 The only alteration to the host building that would impact on historic fabric would be the removal of one corridor window to form a necessary link to the expanded area in Roman House. The approach is sympathetic to the original layout and the detail in this area will be covered by condition. The amount of harm will be low and outweighed by the overall benefits of the scheme.

5.3 The external works would enhance the listed building and its setting. The design of the dining extension as an elegant contemporary pavilion of contrasting light-weight appearance would enhance terrace located in the former service yard and provide a much needed facility. The new extension facing Tanner Row would replace the poor quality service yard and WC building with what appears to be a modest infill building separated from the decorative SW gable of the hotel. The much improved articulation and detail of Roman House itself would enhance views from the surrounding streets and improve the experience at street level.

5.4 The proposals comply with policy in the NPPF which establishes a positive approach towards dealing with heritage assets. The proposals would sustain and enhance the significance of the listed building and assist in putting it to a viable use, consistent with its conservation. The new external development would make a positive contribution to local character and distinctiveness. The historic and architectural significance of the hotel building - the former North Eastern Railway Co. head office - would not be affected by the proposals.

5.5 The proposals constitute an enhancement to the listed building and cause no harm. Considering the requirements of Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, the scheme is acceptable.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

2 The development hereby permitted shall be carried out in accordance with the following plans:-

1243-102 Block Plan as Proposed

1243-109D Combined Lower Ground Floor Plan as Proposed

1243-110C Combined Upper Ground Floor Plan as Proposed

1243-111C GNER Building First Floor Plan as Proposed

1243-112B GNER Building Second Floor Plan as Proposed

1243-113C GNER Building Third Floor Plan as Proposed

1243-114 GNER Building Fourth Floor Plan as Proposed

1243-115 GNER Building Fifth Floor Plan as Proposed

1243-116 GNER Building Roof Plan as Proposed

1243-117C GNER Building Lower Ground Floor Spa Plan as Proposed

1243-119 Roman House - Public WC Plan as Proposed

1243-120F Roman House - Ground Floor Plan as Proposed

1243-121E Roman House - First Floor Plan as Proposed

1243-122D Roman House - Second Floor Plan as Proposed

1243-123D Roman House - Third Floor Plan as Proposed

1243-124D Roman House - Fourth Floor Plan as Proposed

1243-125D Roman House - Fifth Floor Plan as Proposed

1243-126C Roman House - Roof Plan as Proposed

1243-127C Dining Pavilion - Lower Ground Floor Plan as Proposed

1243-128D Dining Pavillion - Upper Ground Floor Plan as Proposed

1243-129D Dining Pavillion - Roof Plan as Proposed

1243-150F Roman House - Section A - A as Proposed

1243-151E Roman House - Section B - B as Proposed

1243-152E Roman House - Section C - C as Proposed

1243-153E Roman House - Section D - D as Proposed

1243-154C Roman House - Section E - E as Proposed

1243-155B Roman House - Section F - F as Proposed

1243-158 Dining Pavilion Sections as Proposed - Sheet 1
1243-159C Dining Pavilion Sections as Proposed - Sheet 2

1243-160H Roman House - South Elevation as Proposed
1243-161G Roman House - East Elevation as Proposed
1243-162F Roman House - North Elevation as Proposed

1243-163C Dining Pavilion - East Elevation as Proposed
1243-164D Dining Pavilion - North Elevation as Proposed
1243-165A Dining Pavilion - South Elevation as Proposed

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

Prior to development of the relevant part of the scheme, 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.

First floor link

- Large scale details in plan, section and elevation (1:20 & 1:5) showing amendments to the existing first floor window opening and its reveal to form the new link. (Architraves shall be retained and extended). Details to include the junction between the new glazed link and the existing building.

New dining pavilion

- Large scale plans, sections and elevations (1:20 & 1:5) describing each of the different elevational conditions e.g. through the terrace facing Station Rise, through the podium and service yard facing north, and through the glass link joining the new pavilion to the existing building (to include flashings into the existing rear elevation which should be made into horizontal joints).

- Landscaping scheme.

- Details of any external lighting. (As far as possible any external lights should be integrated with the buildings and terrace).

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

4 Alterations in Spa area

The safe door shall be retained in-situ. New partitions shall be scribed around existing details.

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

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