

10th November 2021

City of York Council
West Offices
Station Rise
York
Y01 6GA

Dear Sir/Madam,

Town and Country Planning Act (As Amended) 1990
Planning (Listed Buildings and Conservation Areas) 1990
2 St Helens Square, York, Y01 8QP
Planning Portal Reference: PP-10382020

Pegasus Group are instructed by Troia (UK) Restaurants Ltd to submit a full planning application for:

'Reinstatement of original front entrance doors'

A Listed Building Consent has also been submitted alongside this application for;

'Reinstatement of original front entrance doors and alterations to internal lobby'.

Accordingly, the following documentation has been submitted via the Planning Portal (ref: PP-10382020):

1. Application forms duly completed and signed;
2. Site Location;
3. Existing GA Plan (ref: 4322 - 539 - 101);
4. Existing Elevations Plan (ref: 4322 - 539 - 102);
5. Proposed GA Plan (ref: 4322 - 539 - 201);
6. Proposed Elevations Plan (ref: 4322 - 539 - 202);
7. Reflective Ceiling Plan (ref: 4322 - 539 - 301);
8. Proposed Floor Finishes Plan (ref: 4322 - 539 - 601);
9. Proposed Builders Works Plan (ref: 4322 - 539 - 801);
10. Proposed Screen Detail Plan (ref: 4322 - 539 - 910);
11. Heritage Assessment.

Site

The site comprises an three storey, plus basement building, which is operated by the Ivy Brasserie. The building is Grade II listed under entry number 1256795 '2-8 St Helen's Square'.

The site is located within York City Centre, is located within the Central Shopping Area and within the boundaries of York's Central Historic Core Conservation Area.

Planning History

Below, we provide a summary of the relevant planning applications to this site.

DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

Queens House | Queen Street | Manchester | M2 5HT

T 0161 393 3399 W pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus house, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

- **17/00910/FUL** – Change of use from shop (use class A1) to restaurant (use class A3) including alterations to shop front, installation of extraction/ventilation system and external seating area – Approved 26th July 2017.
- **17/00914/LBC** - Internal and external alterations to facilitate change of use from shop to restaurant including display of brass lettering and menu board, installation of hanging baskets, removal of existing modern staircase, installation of new staircase, extraction/ventilation system and construction of internal lobby – Approved 26th July 2017.
- **17/00915/ADV** - Display of non-illuminated brass lettering – Approved 7th August 2017.
- **17/02071/FUL** - Variation of condition 3 of permitted application 17/00910/FUL to allow approved outdoor seating area to be used between 0800 hours on any day and 0030 hours the following day – Approved 6th November 2017.
- **17/02422/LBC** - Internal alterations to ceilings and lobby including installation of plant and extraction equipment (amended scheme to application 17/00914/LBC) – Approved 4th December 2017.
- **18/00282/LBC** - Reinstatement of original entrance doors and insertion of glazed entrance screen – Refused 24th July 2018 and dismissed at appeal 3rd October 2019.
- **18/00460/FUL** - Reinstatement and refurbishment of original front entrance doors – Approved 29th June 2018.
- **18/01948/FUL** - Removal of condition 4 of permitted application 17/02071/FUL to allow approved outdoor seating area to be used between the approved hours after 6th November 2018 – Approved 29th October 2018.

We refer to applications 18/00282/LBC and 18/00460/FUL as these are of particular relevance to these applications

Proposed Development

The principle of reinstating the doors has already been approved under application 18/00460/FUL. The application was approved in June 2018 however over 3 years have passed since this date and hence the reason for the resubmission of this application.

In terms of the proposed listed building application, application 18/00282/LBC sought to reinstate the original doors as well as the insertion of a glazed entrance screen. The application was refused in July 2018 on the following ground:

'The introduction of a new internal glazed screen behind the entrance doors would appear as an anomalous modern addition. The glass used for the screen would have a reflective quality which, together with the door handle and additional manifestations that would be likely to be required, would draw further attention. In this respect it is considered that the screen would be at odds with the historic character of the building and as such would not preserve the character of the building as one of special architectural or historic interest. As a result it would cause harm to the heritage asset and be in conflict with paragraph 132 of the NPPF, policy D5 of the Publication Draft York Local Plan 2018 and policy HE4 of the City of York Council Development Control Local Plan 2005'.

The application was appealed and the Inspector agreed with the Council and dismissed the appeal in October 2019. We have revised the

As part of this application, the insertion of a glazed screen has been removed. This application has taken on the comments provided as part of the previous applications and provide a revised scheme which would function both for the operation of the Brasserie and in keeping with the character and setting of the listed building.

As noted within the Heritage Assessment, no negative impacts to the significance of the Listed Building have been identified in the proposals. The proposals will result in 'no harm' to the significance of the Grade II Listed Nos. 2-8 St Helens Square and 2 Davygate.

I trust the information is sufficient to validate and approve the application but if you have any queries, please do not hesitate to contact me using the contact details provided below.

Yours sincerely



Kate Roberts
Senior Planner
kate.roberts@pegasusgroup.co.uk

