

Plans Processing Unit
City and Environmental Services
City of York Council West Offices
Station Rise
York
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Our ref: ysp.cab.sta.tr
Date: 28 March 2024
Email: t.ross@oneill-associates.co.uk

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSION FOR THE SITING OF A TEMPORARY CABIN BUILDING FOR ANCILLARY EDUCATION USE AS A CATERING OFFICE AND KITCHEN STORE FOR A TEMPORARY PERIOD OF 12 MONTHS

AT ST PETER'S 13-18 SCHOOL, CLIFTON, YORK

DESIGN AND ACCESS STATEMENT/ COVERING LETTER

We are pleased to submit the above application for the above works.

Context

The neighbouring dining room and kitchen at St Peter's School, York is not Listed separately but is within the curtilage of the Grade 2 Listed Schoolhouse (List entry number 1259196) to which it is attached on the east wall of that building (NOTE: it does not feature in the List Description of the School House). The Dining Hall is a relatively recent addition to the complex and certainly post 1937 (and from smaller scale maps, probably post 1962). It is built in a very utilitarian manner with simple materials and only a cursory "nod" to the historic buildings adjacent to it with the two-storey north bay of offices, etc.

It is not considered that this proposal affects the listed building's character as a building of special architectural or historic interest and therefore an application for listed building consent has not been made.

Section 72(1) of P(LBCA) Act 1990 Section 72(1) is relevant because the application site is within the York Clifton North Conservation Character Area and requires that "With respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The Council's Conservation Area Appraisal (2013) describes Clifton as 'predominately characterised by late Georgian townhouses, Victorian villas and Victorian terraces' with the architecture being predominately 'three-four storey townhouses along the main roadside. This building typology, the streetscape components and tree lined streets create a character to the Conservation Area that gives it a 'rural village ambiance', with 'its fine architecture and views of views of the minster on the approach to York; that 'also contribute to the aesthetic significance of the area'.

In this context, the proposed temporary cabin is unlikely to detract from the character and appearance of the immediate area. The materials proposed will be appropriate to their immediate context, and external views from vantage points in the wider conservation area are limited.

Access and amenity

The temporary buildings proposed are sited within the existing school campus and access is unaffected. Existing access and servicing remain unchanged. It is not considered that this would not give rise to any harm to the safety and convenience of other highway users or the residential amenity of neighbouring properties.

Planning balance

Any harm to the character or appearance of the conservation area will be temporary. Any temporary harm to heritage assets is outweighed by long-term public benefits. The Dining Hall works are permanent (listed building consent application reference: 24/00213/LBC), facilitated by the siting of the temporary cabins proposed, and are beneficial to the special interest of the Grade II listed building by clearing away some of the previous accretions within the Dining Hall as the use of the building has developed since its original construction. It is considered that the proposed changes will either conserve the existing building fabric or enhance the appreciation of the east wall of the School House (by opening up internal windows to the Dining area which have previously been within the kitchen). Therefore, it is considered that the work will be beneficial to the heritage asset as a whole and enable a better appreciation of the original building design.

The interior of the Dining Hall is in need of alteration and enhancement to meet the growing needs of the school and the effect of the works will preserve the building for the future. The enhancement to education provision, as well as heritage benefits from the wider works are considered to be public benefits that outweigh any temporary harm to heritage assets.

The public benefit arising from ensuring the continued operation of such a valuable education establishment and safeguarding of its pupils is significant. The National Planning Policy Framework (2023) paragraph 99 states that great weight should be given to the need to create, expand or alter schools, stating that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement.

I trust the information provided is sufficient for validation of the application and I look forward to receiving your written confirmation of this.

Should you have any queries please do not hesitate to contact me.

Yours sincerely



Associate
O'Neill Associates