

Comments for Planning Application 18/01197/LBC

Application Summary

Application Number: 18/01197/LBC

Address: Mr Ps Curious Tavern 71 Low Petergate York YO1 7HY

Proposal: Internal and external works including replacement cast iron rainwater pipe to front elevation, replace rotten timbers and splice in replacement oak , rebuild 2no. brick infill panels and install structural steelwork to support front elevation wall

Case Officer: David Johnson

Customer Details

Name: Dr David Fraser

Address: Fairfax House, 27 Castlegate, York YO1 9RN

Comment Details

Commenter Type: Consultee response

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: York Civic Trust's Planning Committee considered this application at its meeting on 19 July 2018.

71 Low Petergate is a good example of an early C17 timber framed house and workshop, now shop, on Low Petergate - one of the city's most historic and aesthetically pleasing streets. It is of local and national significance, as reflected in its Grade II listing and inclusion in the city's Historic Core Conservation Area.

There appears however to be some degree of confusion in the applicant's documentation as to which building requires the extensive and urgent remedial conservation work. The 'Statement of Significance and Heritage Impact Assessment' concerns 71 Low Petergate (Mr P's Curious Tavern), and appears to document initial concerns of internal wall bowing and lamination occurring at this address. However, the 'Scope of Works - 71 Low Petergate, York' document prepared by Thompson Heritage Consultancy concerns 73 Low Petergate (Crew Clothing) in terms of its illustrative images and proposed remedial work plan by Holloway Jennings, Consulting Engineers. This is not meant as a pedantic point. 73 Low Petergate is a far more historically significant building than No.71. It is part of four timber-framed houses dating from Late C16, with later extensions, now three shops, and recognised nationally as a Grade II* listing. Considering the different ages and structures of No.71 and No.73, and the level of remedial work required, a revision of these two documents would be necessary to fully understand the historic significance of No.73 and any likely impact caused by the remedial work.

The Trust is saddened and concerned to see the extent of the structural failing of the first floor jetty

and façade of No.73, the likely result of the decayed ground-floor timber post (between No.73 and No.75 Low Petergate) arising from the blocked and rusted cast iron rainwater pipe.

We support this application in its attempt to stabilise the building through the introduction of a steel strap to modern joists of oak at first floor level, replacing the defective rainwater pipe on a like-for-like basis, and replacing the decayed vertical timbers at ground floor level.