

Comments for Planning Application 18/01890/LBC

Application Summary

Application Number: 18/01890/LBC

Address: 35 St Marys York

Proposal: Alterations to internal layout to include removal of partition walls and installation of new, relocation of boiler and external flue and replacement of bathroom window

Case Officer: Rachel Tyas

Customer Details

Name: Dr David Fraser

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

Comment Details

Commenter Type: Consultee response

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Planning Committee of York Civic Trust considered this application at its casework meeting on 11 October 2018.

No.35 St Mary's is a handsome, early-Victorian semi-detached property that, combined with No.36 St Mary's, is assessed to be nationally important for its historic and aesthetic significance (Grade II). The Trust understands that No.35 is one of a number of buildings in this street built by the Rowntree family, and - according to the listing description - possibly designed by G.T. Andrews, a leading architect associated with the city at this time. However, the Trust does not consider this application has adequately addressed and investigated the building's importance.

The Trust is therefore greatly troubled by the inclusion of images in the 'Existing and Proposed A1 35 St Mary's' drawing that appear to show internal alterations having been made and, apparently, in advance of listed building consent being granted. The images show internal walls, ceilings and presumably also cornicing all stripped away, and doors removed.

The listing description includes direct reference to the internal features of the building, including first-floor fireplaces, console cornice shelf, and moulded cornices. The applicant's Heritage Statement briefly mentions that 'none of these features appear to survive in 2018'. This is hugely disappointing. We would urge further investigation as to why this is the case, and where the historic fabric may now be. Likewise, the listing description refers to iron railings at the front of the properties for No.35 & No.36. Yet there is no evidence of this outside No.35 St Mary's.

York Civic Trust object to the approval of this application until an investigation is conducted into the building's 'missing' historic fabric and greater evidence provided for the building's heritage

association and remaining fabric.