

Comments for Planning Application 18/02222/LBC

Application Summary

Application Number: 18/02222/LBC

Address: Rowntree Wharf Navigation Road York

Proposal: Internal alterations associated with conversion of ground floor office into 9no. residential units.

Case Officer: Lindsay Jenkins

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: York Civic Trust considered this application at its sub-committee meeting on 17 October 2018.

Rowntree Wharf is a Grade II listed former flour rolling mill of 1896 by Pentney and Leetham situated on a peninsula within the River Foss. Following the closure of the flour mill in 1935, the building was subsequently used as an import warehouse for cocoa beans for the Rowntree Factory. Its conservation therefore holds important evidential significance of York's rich industrial and social history.

The Trust objected to a previous scheme in 2017 to partially convert the ground and first floor offices into 14 apartments (17/01906/LBC).

As with the 2017 application, the Trust laments the proposed alteration of the 1989 permitted office use on the ground and first floors for residential use in this application. The continued use of some aspect of the building for employment would be more in keeping with its historical function. Furthermore, the public walkway on the first floor currently affords evidence of the internal openness of the former mill to the passer-by, the character of which would be lost through this proposal.

The desire to refurbish the layout to accommodate what are predominantly studio flats (the majority of which are of a very small nature and less than 30m² gross internal floor area) will disrupt the personality of the building and cheapen what is an important and prominent historic landmark in York. The gross internal floor provision of the studio flats would fall far short of the Government's recommended internal recommended floor area of 37m² for a single occupancy

bedroom (Department for Culture and Local Government, 'Technical Housing Standards - nationally described space standards' (March 2015), p.4). The Trust considers any new residential apartment in the city should meet such provision for the well-being of York citizens.