
Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 12 NOVEMBER 2010

Subject: APPLICATIONS 09/03230/FU - Change of use including refurbishment and extensions to 2 church buildings with 2 flats, to form offices and 16 flats and erect a 5 storey block comprising office and 21 flats, with car parking.

09/03280/CA – Conservation Area application to demolish office.

09/03397/LI – Listed Building Application for alterations for replacement gate in boundary wall, at St Peters Church And Church Buildings, and Chantrell House, Leeds Parish Church, Kirkgate, Leeds, LS2 7DJ.

APPLICANT

DATE VALID

TARGET DATE

Yelcon Ltd - S Holman

6 January 2010

7 April 2010

Electoral Wards Affected:

City & Hunslet

☐ No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION:

Members are requested to note the contents of this Briefing Note and are invited to comment on the design elements referred to in this note and to be presented to them at Plans Panel and at the site visit.

1.0 INTRODUCTION:

Members will recall that the proposed scheme has been put before them firstly as a Position Statement on 4 March 2010, and then for determination on 24 June 2010. Subsequently the proposal was brought back to Members as a Briefing Note to consider design principles on 19 August 2010, and again for determination on 14 October 2010.

At Plans Panel on 14 October 2010 Members resolved -

a) That the applications be approved in principle, and be deferred and delegated to the Chief Planning Officer for approval, subject to the specified conditions (and any others which he might consider appropriate), the completion of preliminary archaeological investigation works on site, and following completing of a Section 106 Agreement to cover the following matters:

- on site affordable housing provision
 - an agreement to undertake a list of repair and maintenance works to St Peters (Leeds Parish Church) within an agreed period,
 - agreement to publicly accessible areas,
 - a contribution of £4100.00 to a car club,
 - employment and training opportunities for local people,
- and the provision of two replacement trees within the site or the churchyard.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission the final determination of the application shall be delegated to the Chief Planning Officer.

b) that a further report be brought to the next Panel meeting presenting the details on the following matters over which Members expressed some concern

- The proposed detailing to the St Peters House western elevation
- Impact on the existing western gable and the detailing of the extension to St Peters Hall

c) Members also requested a site visit be undertaken prior to the next Panel meeting to provide an explanation of the matters detailed in b) above.

The proposal is therefore brought back before Members to consider the responses to these matters of design detail which will be presented at the site visit and the subsequent Plans Panel meeting.

2.0 PROPOSAL:

The proposal is to change the use of the site to a mixed use of residential flats (2 studios, 14 x 1-bed, 15 x 2-bed and 6 x 3-bed units) and 566 metres² of gross office space. This would involve the partial demolition and subsequent refurbishment of and extensions to St Peters Hall and St Peters House to create extended 5 and 4 storey buildings. These would both house office space at ground floor level with residential above. A total of 16 flats are proposed within these two buildings. In addition, it is proposed to demolish the existing 3 storey Chantrell House office block. This would be replaced with a 5 storey block comprising office use to part of the ground floor (fronting The Calls) and 21 flats, with car parking. To create a flood risk emergency escape route it is also proposed to replace an existing gate in the Grade II listed boundary wall to St Peters (Leeds Parish Church).

A visual inspection has shown that the site currently provides potential for approximately 24 parking spaces in two parking courts on either side of Chantrell House. The proposal would result in a total of 24 car parking spaces on site being retained.

3.0 SITE AND SURROUNDINGS:

The site is a City Centre location set within the Riverside Area, as defined by Leeds Unitary Development Plan Review 2006. Three buildings exist on the site, St Peters Hall and St Peters House, which are red brick Victorian/Edwardian 4 storey buildings and Chantrell House a red brick 1980s 3-storey office block. St Peters Hall and House provide limited residential accommodation (2 flats) but for the most part are vacant and in a state of disrepair. The site also includes part of the landscaped

church grounds and the parking area accessed off Maude Street to the east of Chantrell House.

The site is within the boundary of the City Centre Conservation Area, adjacent to the Grade I listed St Peters (Leeds Parish Church) and its Grade II boundary wall (to the north). To the south the site fronts onto The Calls and to the east is Maude Street. Both streets are characterised by former warehousing buildings fronting the back edge of the footpath of heights varying around 3 to 5 storeys. Adjacent to the site to the east and also fronting The Calls is the 3 storey residential development, Chantrell Court.

4.0 RELEVANT PLANNING HISTORY:

None

5.0 MAIN ISSUES

1. Design Details for the Extension to St Peters Hall
2. Design Details for the Extension to St Peters House

6.0 APPRAISAL

1. Design Details for the Extension to St Peters Hall

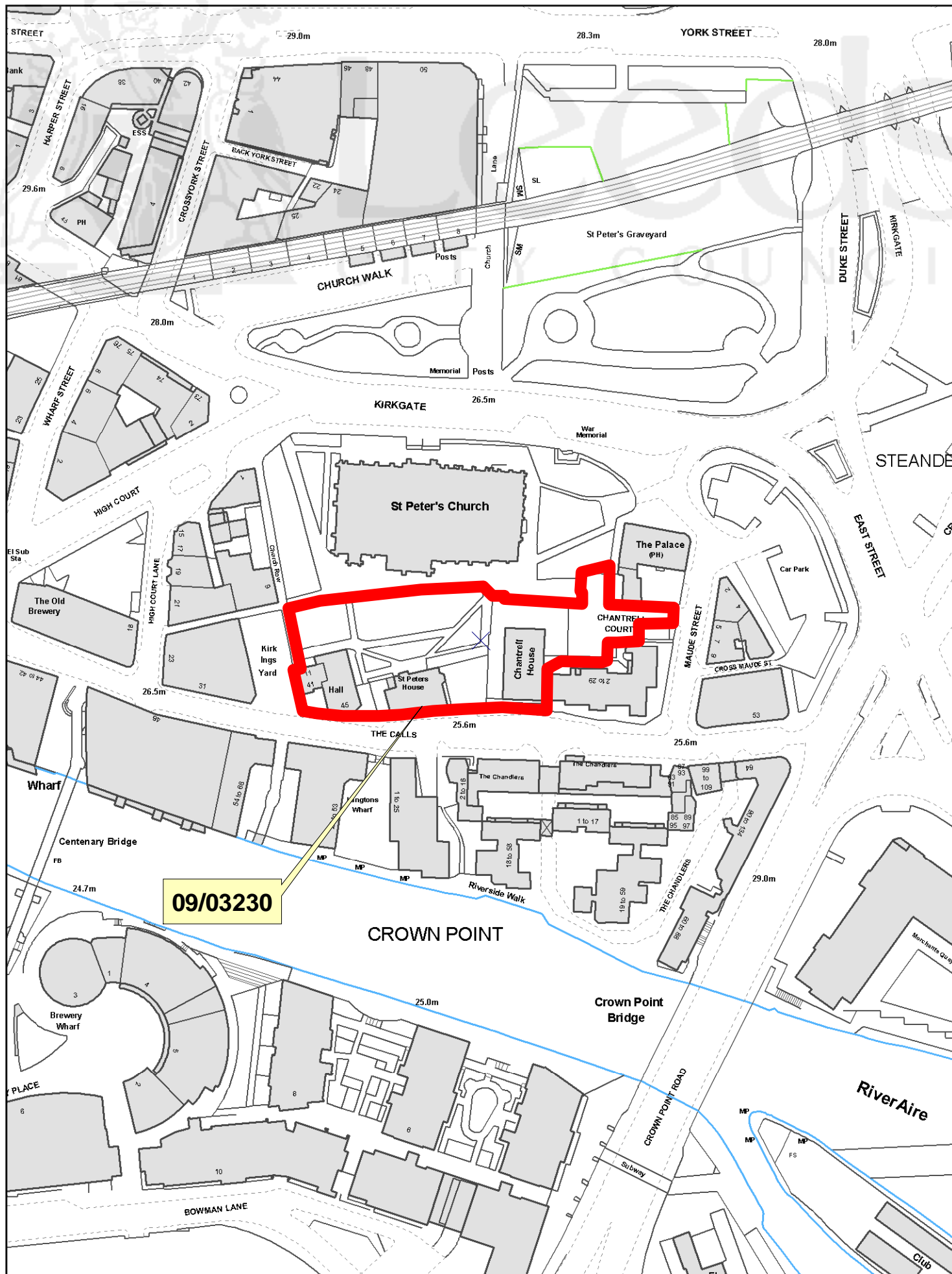
The proposal is brought back to Plans Panel to allow Member to consider the details of how the extension relates to the existing building. In particular, details of what is to be lost and/or concealed of the existing host building will be explored. To this end detailed before and after elevations and sections of the St Peters Hall will be presented, showing the existing elevations, the existing lean-to and the windows concealed by it and windows that will be revealed by the proposed scheme. In addition, details of where and how dark brick banding will be used on the extension will be put forward for consideration.

2. Design Details for the Extension to St Peters House

The proposal is also brought back to Plans Panel to allow Member to consider what can be done in terms of design details to activate the west facing elevation of St Peters House. It is the case that there is a distance constraint with the proposed extension of St Peters House being a minimum of approximately 5.5 metres from existing windows in the east side elevation of St Peters Hall. As such it is not possible to include clear glazed windows in the extensions west facing elevations, and all proposed windows would therefore be obscure glazed. The windows whilst obscurely glazed to the west face of the proposal, would echo the style, design and materials of the other proposed windows on other elevations of the extension.

Background Papers:

Planning application 09/03280/CA
Planning application 09/03397/LI
Planning application 09/03230/FU.



CITY CENTRE PANEL

Scale 1/1500

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