



## Report of the Chief Planning Officer

### SOUTH & WEST PLANS PANEL

Date: 16<sup>th</sup> December 2021

**Subject: Applications 20/01306/FU & 20/01307/LI – Change of use and alterations of former council building to form eight flats with parking at Micklefield House, New Road Side, Rawdon**

APPLICANT	DATE VALID	TARGET DATE
Nicholas & Nicholas Limited	27/02/2020	23/04/2020

#### Electoral Wards Affected:

Guiseley & Rawdon

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

### RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Time limit on full permission
2. Development in line with approved plans
3. Samples of materials
4. Construction details for extension
5. Details of new windows and doors
6. Scheme for restoration / replacement of stained-glass windows
7. Requirement for stone cleaning and repointing to be agreed
8. Details of boundary treatments
9. Bin store details
10. Bike store details
11. Details of electric charging points
12. Vehicles spaces to be laid out
13. Landscaping scheme
14. Protection of existing trees during construction
15. Future residents will not be eligible for permit parking zones.
16. Unexpected contamination
17. Details of imported soil

**RECOMMENDATION: GRANT LISTED BUILDING CONSENT subject to the following conditions:**

1. Time limit on listed building consent
2. Development in line with approved plans
3. Samples of materials
4. Construction details for extension
5. Details of new windows and doors
6. Scheme for restoration / replacement of stained-glass windows
7. Requirement for stone cleaning and repointing to be agreed
8. Details of boundary treatments
9. Revised schedules for internal fixtures and fittings to enable details to be agreed on site
10. Details of new attic stair
11. Details of changes to historic tower stair
12. Details of basement tanking and vaulted ceiling cleaning.

**INTRODUCTION:**

1. In response to consultation, Councillor Paul Wadsworth originally requested that this application be determined by plans panel due to concerns expressed by constituents that have wider than local impact. Given the proposal is controversial with some residents and these concerns are based on material planning considerations, the request meets the test set out in the Officer Scheme of Delegation and it is therefore appropriate to report the application to Panel for determination. Members are also reminded that as two applications are under consideration, two decisions are required, one for Listed Building Consent and the other for Planning Permission.
2. The application was previously reported at the Panel Meeting on the 4<sup>th</sup> of March but was deferred for further discussion with regard to the design and materials for the first floor extension and to provide more detail on the conditions. Whilst these were identified as the main issues where Members required more information, as neither application is yet determined, all material considerations need to be considered by Members when assessing each application.
3. The applicant considers that the first floor extension is required to bring back the listed building into a viable use and thus stop the continued decline of the fabric of the building through disuse and vandalism before it is too late. Officers agree that there is a need to ensure the building is retained in a viable use.
4. Since then, discussions have taken place with the applicant but it has been difficult to bring back revisions to the application to Panel because of the diverse views of Members and representors, including Aireborough Civic Society, Leeds Civic Trust, Rawdon Parish Council as well as the public, that were expressed on the 4<sup>th</sup> of March, especially in respect of the first floor extension.
5. Nevertheless, amended drawings have now been submitted by the applicant to respond to the comments made by Members at the 4<sup>th</sup> of March Panel meeting. In summary, these drawings retain the ground floor flat roofed extension but clad it in mirrored glass and propose a first floor extension above it, also in mirrored glass. The drawings have been submitted along with an additional Design Statement from the applicant which sets out the rationale behind the design of the extension that Officers have assessed and are recommending to Members for approval. Due to the aforementioned, the recommendation to approve the application brought to members for consideration is finely balanced.

6. These amended drawings and the associated information have been uploaded to Public Access and the all those who had previously commented on the application have been re-consulted. A number of further comments have been received and these are set out in the Public/Local Response section below.
7. For clarity Members need to be aware that reference was made in the previous Panel report to a conservatory previously sitting on the 1960's flat roofed extension. This was incorrect and the existing flat roofed extension replaced an earlier conservatory which was sited at the ground floor.

### **PROPOSAL:**

8. The proposal is for the conversion of the property known as Micklefield House to 8 apartments. All of the apartments have 2 bedrooms with the exception of flat 1, which has 3. The basement, which is currently unused, will be converted to habitable accommodation providing a single 2 bedroom flat as well as accommodation for 2 other flats that have accommodation over 2 floors.
9. A first floor extension is proposed above an existing flat roof extension located at the North West corner of the building and a strip of existing grassland within the park will be incorporated into the site to enable the provision of sufficient car parking to the front of the building.
10. Whilst not a material consideration and for information only, the building is currently owned by the Council and is in the process of being sold.

### **SITE AND SURROUNDINGS:**

11. The property is a large detached stone villa located on the edge of Micklefield Park. It dates from 1847 with a large extension in 1872, as well a further later additions and alterations. The property is a Grade II listed building. It was listed in 2016 for the following reasons.
  - "Architectural interest: it is an imposing and distinguished 1840s house, enlarged in the 1870s, with a strikingly individual Gothic design combining steeply pitched shaped gables, a crenelated tower, mullion and transomed and traceried windows, and carved stonework".
  - "Interior quality and survival: the interior maintains stylistic continuity with the Gothic exterior and although it has undergone some alteration, many original features survive, including an imposing Baronial-style first-floor ballroom, richly moulded corncicing, painted-glass windows, and fireplaces from both of the house's C19 phases".
  - "Historic interest: it has strong historic interest through its links to eminent local families, including John Venimore Godwin who was Mayor of Bradford whilst living at Micklefield House, and Thomas Arton, a Bradford 'Stuff Merchant' (a person manufacturing cloth to make clothing) who added the 1872 extension, and whose initials, along with those of his wife Hannah, adorn the building externally and internally".
12. The property lies in an area containing a mix of uses and is close to the Rawdon local centre. It is within the Rawdon Littlemoor Conservation Area.

## **RELEVANT PLANNING HISTORY:**

13. PREAPP/19/00263 conversion of former Council building to 8 apartments. The advice given concluded that the proposed development is supported in principle subject to appropriate detailing and provided that a layout that retains as much of the existing plan form and as many historic fixtures and fittings as possible can be agreed.
14. 28/19/98/FU - application by Leeds City Council for a single storey rear extension – approved May 1998.
15. 28/174/94/FU – application by Leeds City Council for the laying out of an enlarged car park to offices and Public Park – approved November 1994.

## **HISTORY OF NEGOTIATIONS:**

16. There have been discussions to seek design changes to the design of the extension and internal layout and to seek clarification of works to the listed building.

## **PUBLIC/LOCAL RESPONSE:**

17. Both applications were originally publicised by a site notice which was erected on the 12<sup>th</sup> of March 2020 and expired on the 2<sup>nd</sup> of April 2020 and in the Yorkshire evening post on the 11<sup>th</sup> of March 2020, expiry 3<sup>rd</sup> of April 2020.
18. Prior to the application been reported to Panel in March this year, Aireborough Civic Society commented that they support the proposals to convert the building to apartments, stating it is one of the most important buildings in Aireborough given the quality of its architecture and its history. They also believe the Heritage & Works Schedules indicate that care and attention have been exercised. However, they considered the proposed extension to have a negative impact on the house and the vandalised stained glass window should be restored.
19. Following the submission of additional drawings on the 31<sup>st</sup> of October 2021, Aireborough Civic Society have commented further. Their comments are summarised as follows.
  - New drawings do not address previous objections.
  - An additional storey to the 1960s extension compounds the negative impact of the proposals on the House.
  - Nowhere in the Design & Access documents is this addressed.
  - A new design for its own sake is not a justification.
  - The building is listed and in a Conservation Area.
  - Higher standards must be applied.
  - The Victorian Society's objection clearly states that the principle of an additional storey is harmful. New drawings have failed to take heed of this expertise.
  - A Victorian conservatory once existed in place of the 1960s extension. Any extension should be as graceful as this and single storey.
  - No examples of mirrored buildings in a historic context are given.
  - Residents of Aireborough should not be guinea pigs for such a design.
  - Local societies/groups and residents should meet with Planners to establish common ground and find an acceptable solutions, especially as there has been no public consultation prior to the application.
  - Proposals for a meeting have been rejected.
  - The drawings do not show the childrens playground.

- The drawings submitted are not an accurate representation – will the mirror effect really look blue? Bushes are shown that aren't present and no room for such planting.
  - The 1960s extension should be removed.
  - 8 flats is an overdevelopment.
20. 31 letters of objection were received from primarily local residents prior to the application been reported to Panel in March this year. The main objections are to the design of the proposed extension with many of the contributors supporting the principal of the conversion to residential. The concerns raised are summarised as follows:
- Design of and materials for extension inappropriate and will detract from appearance of house, park and conservation area.
  - Extension too large. Development should be confined to existing footprint.
  - Existing 20<sup>th</sup> century addition should be demolished.
  - Additional parkland should not be gifted to the developer for car parking.
  - No details of fencing around car park.
  - There should be no sandblasting.
  - Existing stained glass windows have been damaged. These should be replaced.
  - Existing public recycling bins are overflowing and need to be relocated.
  - The removal of the existing ramps into the building is not acceptable and the Council's Access Officer has objected on these grounds.
21. Following the submission on the 31<sup>st</sup> of October 2021 of additional drawings to demonstrate what the proposed extension will look like in reality, all those who had previously commented on the application have been re-consulted. To date (3<sup>rd</sup> of December 2021) a further 27 representations have been received. These all object to the application and the comments made are summarised as follows.
- Largely supportive of plans to turn the building into flats.
  - Proposed extension still out of character and wholly inappropriate.
  - Unsympathetic in the extreme.
  - Overall presence and massing will be excessive.
  - Essential that any extensions are built in sympathy.
  - Latest proposal is a retrograde step - more incongruous than previous plans.
  - Does nothing to enhance the characterful building.
  - Demonstrates a lack of understanding of the importance of Yorkshire heritage.
  - Views of the tower and upper windows of the original building will both be lost / limited.
  - Extension is a source of harm and leads to the creation of an enormous carbuncle.
  - Extension will dominate that side of the park and be attractive to vandalism.
  - The wall alongside the extension is currently accessible. What measures will be used to prevent children and youths walking along it?
  - Will reflective mirrored surfaces cause accidents in the adjacent playground?
  - Mirrored elevations will reflect direct light to rose garden and play area - reassurance needed that this will not make park less useable.
  - The extension is too large, not sympathetic to a Victorian building and is using inappropriate materials
  - Existing 1960s extension does not fit in with the design of the building - better to knock it down or face it with stone so that it is more in keeping.
  - Existing 1960s extension is not of merit but it doesn't detract from the overall impression of the building.
  - Conservation Area designation should be respected.
  - No need to add another storey.
  - Would be more in keeping to revert to a Victorian style conservatory.

- When bodies such as The Victorian Society and the Civic Trust criticise proposals it is not merely a matter of personal taste.
  - No heritage statement that safeguards current appearance. Instead pictures suggest sand blasting.
  - Loss of sunshine to library and park.
  - Noise disturbance from first floor terrace.
  - No details of the fencing around the car park.
  - The grassed area to the front should not be cut back and used for car parking
  - Loss of public parking may lead to reduced use of a lovely part of Rawdon.
  - Lack of serious consideration given to removal of the ramp in relation to accessibility.
  - It is not appropriate to have one-way glass looking over a childrens park.
  - Other options for the building should be considered and local people involved in developing plans.
  - The public have only been given 14 days to comment. This is not sufficient.
  - Better publicity is required for revisions.
22. Since the Panel meeting in March Councillor Elizabeth Nash has also requested that her objection to the application be registered in her role as the Council's Support Executive Member for Heritage.
23. Following the submission on the 31<sup>st</sup> of October 2021 of additional drawings Councillor Graham Latty has confirmed his support to residents who are objecting to the proposed revised treatment of the extension. He states that *"had this been a private house I would have been supportive but unfortunately it is a public and much loved local landmark and we play with these at our peril. It is just too different and looks to me to be incorporating the exterior treatment of the floor below (correct me if I am in error), and that is one big mirror."*
24. Rawdon Community Library have also commented on the revisions, stating that what is proposed is completely unacceptable in planning terms and they strongly object to the extension which is inappropriate on a heritage landmark listed building in a Conservation Area. It will be overbearing and incongruous and affect light to the library at certain times. Light reflected off the mirrored panels will be distracting to those in the library. The existing flat roof extension could be made more attractive by facing it with stone to match the existing building.

### **CONSULTATION RESPONSES:**

25. Historic England state that they do not wish to comment and the views of the Council's specialist conservation advisor should be sought.
26. Leeds Civic Trust initially commented that they support the principal of the conversion but objects to the proposed extension due to its design, materials and location. They also have concerns about some of the internal works including the removal and relocation of doors (re-siting locations should be provided); the replacement of damaged skirtings' (should be restored); and the loss of the stained glass window due to vandalism (should be restored).
27. Following the Panel meeting in March a further representation was received from Leeds Civic Trust. This states that they have re-considered the application due to additional drawings dated 3rd March 2021 which updated the proposed elevations of the extension. Their additional comments are summarised as follows.
- There is a requirement that any changes should enhance the Listed Building and its location.

- Added weight should be given to its location in a Conservation Area and a public park.
- Any extension should be subservient to the listed building.
- The extension would be extremely prominent and out of character with the listed building.
- It will be in front of the building line and obscure views of the tower.
- It will be highly visible and dominate many views from Micklefield Park.
- Any extra building on top of the ugly 1960s flat roofed extension is unacceptable.
- This is an opportunity to remove the 1960s extension and accept that 7 flats are more appropriate for the conversion of this listed house.

28. Following the submission of additional drawings on the 31<sup>st</sup> of October 2021, Leeds Civic Trust have commented further, continuing their objection. Their comments are summarised as follows.

- Raised previous objections to the extension.
- The comments of the Trust, Victorian Society, Parish Council and others have not been heeded.
- Plans are even more unattractive than previous ones.
- Any extra building on top of the 1960s extension is unacceptable.
- This is an opportunity to improve the listed building by removing the 1960s extension.
- Eight flats is an overdevelopment of the site.
- It is claimed that "using mirrored material or panels has been successfully used next to many historic buildings" but there is no evidence for this statement. The examples given are not historic buildings.
- Any changes should enhance the Listed Building and its location.
- Added weight should be given to Conservation Area and public park location.
- Any extension should be subservient.
- Design is not in keeping with the architecture of the listed building.
- It will be in front of the building line and will also obscure views of the tower.
- It will be highly visible and dominate views from Micklefield Park.
- Contrary to paragraph 194 of the NPPF.
- No detailed drawings or specific details of materials.
- Concerns about upkeep and weathering of mirrored materials.

29. Rawdon Parish Council initially commented that they support the principal of the applications but objects to the nature and location of the proposed extension, which they consider would be detrimental to the listed building, park and conservation area. This element would be contrary to Policy R6 in the emerging Rawdon Neighbourhood Plan which seeks to protect and enhance historic assets. They also state that the vandalised stained glass windows should be restored.

30. Following the Panel meeting in March a further representation was received from Rawdon Parish Council. Their comments are summarised as follows.

- They are concerned that During the Panel meeting officers advised the Panel that emerging neighbourhood plans do not carry much weight. This is contrary to paragraph 48 of the NPPF.
- The position of emerging neighbourhood plans has been tested in law.
- The Panel's attention should be drawn to this.
- Application proposes significant changes to a listed building.
- Nature and location of first floor extension significantly detrimental to the building.
- Location of extension would dominate views from Micklefield Park. Therefore also detrimental to the Conservation Area.

- 'Appendix 2 - Built Heritage in Rawdon' of the emerging Neighbourhood Plan includes Micklefield house, stating that it forms part of the historic assets and features which contribute towards the special nature of Rawdon.
  - Draft Policy R6 of emerging Rawdon Neighbourhood Plan states "All new development should be sited and designed to protect and enhance those historic assets and features which contribute towards the special nature of the civil parish of Rawdon". The proposed extension is incompatible with this policy.
  - The emerging Neighbourhood Plan is at an advanced stage and would be approaching referendum where it not for the COVID-19 restrictions.
  - Regardless of the status of the emerging Neighbourhood Plan, the comments regarding the negative impact of the proposals remain valid in their own right but the emerging neighbourhood plan adds significant weight to them.
  - The vandalised stained glass windows should be restored.
31. In respect of the status of the Rawdon Neighbourhood Plan, it should be noted that there has not yet been any formal consultation on a draft plan (called the "policy intentions" stage) and no draft document is publicly available. As such there is no weight to be attached to this document at this stage. The only weight that could possibly be given is to note the emerging aspirations within the policy intentions document but as no document is publicly available it is not known what these are. With regards to the judgements cited, none of the issues seem relevant as the Neighbourhood Plans in question had been to independent examination and Rawdon's has not.
32. Following the submission on the 31<sup>st</sup> of October 2021 of additional drawings Rawdon Parish Council continue to object given the nature and location of the first floor extension stating that it is detrimental to the listed building and Conservation Area. They also reiterate their previous comments about the emerging Rawdon Neighbourhood Plan and that the vandalised stained glass windows should be restored. They support the requirement for electric vehicle charging points.
33. The Victorian Society submitted comments on the application on the 3<sup>rd</sup> of March, the day before the application was reported to Panel. These were reported verbally at the meeting. They have raised objections to the proposals and their comments are summarised as follows.
- Harm to architectural interest and quality of interior not justified.
  - Existing extensions cause harm but are subservient and respect materials.
  - Proposed extension will be visually prominent and causes serious harm – at odds to historic building.
  - Subdivision seems high and internal details lacking.
  - Removal of historic staircase harmful and not justified.
34. Following the submission of additional drawings on the 31<sup>st</sup> of October 2021, The Victorian Society have commented further. Their comments are summarised as follows.
- This is a Grade 2 listed building.
  - Any proposals should enhance.
  - This proposal does not meet that requirement.
  - In addition, it is in a Conservation area.
  - Proposal is highly visible and will dominate views.
  - It is out of character with the area.
  - The materials are eye-catching and at odds with the original building.

35. Highways has no objections subject to conditions relating to provision of cycle facilities, bin storage and electric charging points and the laying out of vehicle spaces.
36. Environmental studies advise that whilst air quality is not a concern there is a need for consideration to be given to acoustic glazing and a ventilation system to prevent the harmful effects of noise from the A65.
37. Contaminated land – conditional approval (Phase 1 Desk Study required).
38. Flood Risk Management – no objections; design and construction is covered by Building Regulations.
39. The Conservation Officer has commented on the revisions submitted on the 31<sup>st</sup> of October 2021. They are supportive of the proposals and their comments are summarised as follows.
  - The ‘design-led’ approach is intriguing and responds to P11 of the Core Strategy, which encourages innovative design in historic settings.
  - Extension will be a contrasting element, giving a clear definition between old and new.
  - Mirrored glass will reflect surroundings and will give a strong sculptural form which may be considered visually alluring.
  - Window reveals, frames and a capping will be a contrasting material to the mirrored cladding.
  - Mirrored panels will not be seamless but jointed which will give articulation and scale to the elevations.
  - Optimum outcome is a mixture of approaches – ‘heritage-led +’.
  - Preference would be to refurbish existing ground floor structure (clean and new windows).
  - Extension would have the form of the present proposal and retain the faceted element but replace mirrored panels with solid cladding
  - Retention of the existing structure would ‘ground’ proposed extension and provide an appropriate balance of solid to void.

#### **PLANNING POLICIES:**

40. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

#### Development Plan

41. The development plan for Leeds is comprised of the adopted Core Strategy as amended (2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Local Plan (2015) and any made Neighbourhood Plans.

#### Relevant Core Strategy Policies are:

42. H2 – new housing on unallocated sites  
 H4 – sets out the preferred housing mix for new development.  
 H9 - minimum internal space standards for dwellings  
 P10 – need for good design  
 P11 - requires conservation and enhancement of the historic environment

P12 – townscapes and landscapes to be conserved and enhanced  
T2 - accessibility and safety requirements for new development  
EN1 relates to climate change and carbon dioxide reduction  
EN2 relates to sustainable design and construction  
EN8 - requires electric vehicle charging points for all new dwellings

Relevant Saved Policies from the UDP are:

43. GP5 - general planning considerations.  
N15 - supports the change of use of listed buildings  
N17 – requires detailing and features of listed buildings to be preserved, repaired or replaced  
N19 - conservation areas to be preserved or enhanced.  
N23 - provision of visually attractive settings to developments  
N25 - boundaries to be designed in a positive manner  
T24 - parking provision requirements.  
BD6 - alterations and extensions to original building  
LD1 - protection of vegetation

Natural Resources and Waste Local Plan

44. GENERAL POLICY1 – presumption in favour of sustainable development.

Supplementary Planning Guidance and Documents

45. The following SPGs and SPDs are relevant:
- SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
  - Street Design Guide SPD
  - Parking SPD
  - Rawdon Littlemoor Conservation Area Appraisal and Management Plan

Neighbourhood Development Plans

46. There are currently no Neighbourhood Plans relating to this site. A pre-submission Rawdon Neighbourhood Plan is currently in preparation but there is no draft document publicly available.

National Planning Policy

47. The National Planning Policy Framework (NPPF) published in 2021 sets out the Government's planning policies and contains policies on a range of issues including housing, sustainable development, green belt, conservation, the local economy and design.
48. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development (this is set out in section 2 of the document).
49. The NPPF also aims to boost significantly the supply of housing and deliver a wide choice of high quality homes (section 5).
50. In respect of listed buildings ('heritage asset') the NPPF discusses these in section 16 and states (at paragraph 199) that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be

given to the asset's conservation." As heritage assets are irreplaceable, "any harm or loss should require clear and convincing justification" (paragraph 200).

51. In respect of design, paragraph 126 states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." At paragraph 134 it states that "development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design".

#### Legislation

52. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
53. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area of any functions under the Planning Acts, that special attention shall be had to the desirability of preserving or enhancing the character or appearance of that area.

#### **MAIN ISSUES:**

- Principle
- Impact on listed building / visual amenity
- Residential / neighbouring amenity
- Highway safety / parking
- Representations

#### **APPRAISAL:**

##### Principle

54. The re-development of this building for apartments is considered to be acceptable in principle as set out in Policy H2 of the Core Strategy and the proposal will provide a long-term, positive and beneficial use for this important listed building and is necessary to halt its continuing deterioration. Such a proposal also addresses ongoing maintenance issues and will help contribute to the vitality and viability of the locality.

##### Impact on the listed building / visual amenity

55. However, given the listed nature of the building any proposals will need to have special regard to the desirability of preserving the special character of the building, as well as preserving or enhancing the character of the conservation area.
56. It should be noted that since this application was submitted, amendments and additional information have been sought to ensure that the works to be carried out are as sympathetic as possible to the listed building. The scheme now recommended for approval is considered acceptable in relation to the desirability to preserve or enhance the setting or character of the listed building and indeed the character and appearance of the wider conservation area. However, it is accepted that in particular with regard to the external treatment of the existing flat roofed extension and the proposed extension

above it is a finely balanced recommendation to Members. The works required have been sensitively considered and will ensure that the building is brought back into use without resulting in a loss of character or any other harm.

57. Changes to the external facades are generally kept to a minimum. On the front (south) elevation, an existing boarded up window will be opened up and new stone mullions introduced to it, in keeping with the character of other windows. The only main change to this elevation is the removal of the existing concrete ramp and steps providing access into the main entrance which were not part of the original property. This will be of significant benefit to the appearance of the property as this currently detracts from its historic character. A small flight of stone steps, as existed originally, will be constructed to provide access into the building. Samples of materials will need to be agreed, as will details of any repairs required following removal of the ramp. As this is acceptable in principle these matters can be conditioned.
58. The most significant changes to the elevations take place on the west elevation which, along with the front / south elevation, faces onto the public park. The main change to the building in this respect is that the land immediately in front of the building will be excavated to allow the creation of a basement flat with its own individual entrance and full height windows level with the adjacent outside space, which will also provide a small courtyard garden for the flat. A small flight of steps will provide access down to this flat. Whilst the top of the windows to be installed will be visible in views from the park, these will be largely screened by the existing terrace wall, which is retained as existing and forms the boundary of the site. Railings are to be added to the top of the wall for security reasons and to prevent anyone falling off the wall into the application site. The other main changes to this elevation include alterations to an existing flat roofed extension and the addition of an extension above this. These alterations and the extension are discussed in more detail below.
59. The flat roofed extension referred to in relation to the west elevation is also present on the north elevation, again it should be noted that this is discussed in detail below. A number of other relatively minor changes are also proposed on the north elevation. An existing bike store (stand-alone structure with a corrugated metal roof) will be removed and the steps into the tower element will be re-orientated to allow the provision of 2 parking spaces. An existing concrete ramp and modern entrance porch will also be removed from this elevation. Replacement conservation style roof lights will be added to the roof of the 1990s extensions and the existing 2 windows in this element will be replaced with stone mullion openings. An additional stone mullion window will also be added to it. 2 roof lights will also be added to the main roof of the building to serve the proposed attic accommodation. In the single storey side element of this elevation the existing door and window will be incorporated into one large opening with bi-fold doors. Levels in this area will be altered slightly to enable level access into/out of the building.
60. On the north elevation is the opening for a large stained glass set of windows. Since the building was vacated by the Council during the first Covid-19 lockdown, acts of vandalism to the building have taken place including to this window/glazing, which has been destroyed. This was, in part, why there were initial delays in dealing with the applications as reports and costings were necessary to enable the applicant to decide how to progress. It is the view of Officers that this window needs to be restored but this has serious cost implications for the scheme. It is considered that a scheme to restore this window can be conditioned on the Listed Building application. Similarly, there is also an internal stained glass window that requires works to be carried out. It is also considered that the details for this can be conditioned on the Listed Building application. It will be stated that the works to be carried out will need to be done prior to the occupation of any of the proposed apartments.

61. On the east elevation 2 new stone mullion window openings will be added, one in the side of the 1990s extension and the other in the single storey element adjacent to the tower.
62. All existing windows are proposed to be replaced. This is considered to be acceptable as the existing windows are in a poor condition and are largely inappropriate replacements. Full details of the proposed window frames (depth of frame and glazing, materials, colour, profile etc.) are to be conditioned on the Listed Building application. Replacement of all windows in this way will ensure a comprehensive approach which will preserve and enhance the character of the building and will enhance its appearance. Evidence also suggests that the original windows are likely to have been timber.
63. A few changes are required to the glazing patterns in some of the windows. These changes are very minor and can be dealt with via the condition to agree full window details.
64. External boiler vents have been kept to minimum and are shown on the elevation drawings but are not considered to harm the building.
65. As mentioned above, the proposals also include alterations to the existing flat roofed extension on the west and north elevations and the addition of an extension above this. This element probably dates from the early 1960s and the extension will provide a bedroom to apartment 1 (a three bedroom apartment).
66. It is this element of the proposals that has been given additional consideration since the application was previously considered by Panel. The scheme now proposed is what the applicant considers will address the concerns expressed by Members and is supported by Planning Services Officers.
67. As originally submitted, this element did appear a like an 'incongruous commercial structure' on the roof not only due to the design but also due to the use of standing seam metal cladding. Prior to the March Panel, officers sought a revision as this was considered heavy and out of kilter with the more delicate features of the existing building. This revised proposal which was considered by Members in March was still in stark contrast to the original building but officers considered that it would have sat comfortably on it. The curved west elevation was to be faceted mirrored panels with a different treatment to the other faces. Whilst the different treatment had not been agreed it was thought that a patinated copper or brass or bronze could work well. At that stage the existing extension was to be retained in stone. This was the solution to extending the building favoured by Design and Conservation colleagues.
68. As stated above, since the Panel meeting in March the applicant has given the proposals further consideration and has revised the proposals. They have also set out their reasoning behind the changes made and an explanation of the design approach taken. In this respect the following should be noted.
69. The Applicant considers that there are two ways of approaching the design, retention and re-use of the existing ground floor extension and the addition of a first floor extension above it. The first of these is a 'heritage' led approach and the other a 'design' led approach.
70. A heritage led approach would involve restoring the existing extension and keeping original features even though they might not match the primary buildings.

71. A design led approach, in the applicant's opinion, accepts that the existing 1960's extension is not of a 'good enough' quality architecturally to harmonise with the primary building. This approach means you adapt the external appearance to be more aesthetically pleasing or architecturally interesting. However, such an approach needs to avoid traditional materials as they would mask and distort the readable history of the site.
72. The Applicant believes that the previous design presented at Panel was a heritage led approach and it is their interpretation, following the Panel meeting it appeared Members (and the public) do not find the existing extension architecturally pleasing but instead consider that it potentially looks out of place today. On this basis the applicant has revised the design based on a design led approach with the intention of uniting the existing extension with the proposed first floor extension using one material in a modern and architectural way.
73. In this respect the applicant has made the following points.
- Regardless of the rooftop extension, the question of what to do with ground floor extension still applies.
  - Adding the first floor extension positively adds a proportioned geometric stepping to the arrangement of buildings from the existing ground floor to the rear tower.
  - The rooftop extension will give the tower a purpose – the tower comprises of a long winding staircase that leads to a room not big enough to be used as living space.
  - The best way of generating long term sustainability is through practical re-use of existing structures. In this case the roof top extension does this by making use of the existing staircase and in return this creates and well-designed home that generates the funds to aid the site's redevelopment. This is the optimal viable use of the building through quality design.
  - The aim of using a mirrored material is to create a modern contrasting feel that is architectural, sculptural and interesting. The mirrored material will reflect the surrounding building, along with trees and sky.
  - The design is to wrap the extension in virtually seamless panels with no deliberate joint lines, with the exception of the curved front section which will be made up of full height flat panels, set in an overlapping and staggered formation. The windows will also be mirrored to blend in.
  - Using mirrored materials or panels has been successfully used next to many historic buildings. Using this material here as part of a design led approach addresses opinions about the aesthetic quality of the existing extension and harmonises the design for the building using a single modern material that reflects the surroundings.
74. Although prominently located in an elevated position, the first floor extension itself is not overly large when compared to the host building (the extension measures 5.6m wide by 6.8m long by 3.7m high) and Officers consider that it will remain a subservient feature with regard to its size and that its proportions work well not only with the main building but also with the element on top of which it is located. The key issue for consideration at this stage is therefore the approach taken to the detailed design of the extension and the associated works.
75. Conservation colleagues have advised that the applicant's "design-led" approach is intriguing and responds to policy P11 of the Core Strategy which encourages innovative design in historic settings, stating that the proposal will be a contrasting element set against the listed building which will give a clear definition of 'old' and 'new', avoiding

any charge that it is a pastiche or a half-hearted recourse to historical style.” This is also an opinion shared by Planning Officers.

76. Both the proposed extension and the existing 20<sup>th</sup> century single storey extension criticised by some Members at the previous Panel will clad with mirrored glass.

77. Conservation have stated that *“mirrored glass will of course reflect its surroundings, including the host buildings and surrounding vegetation and the sky, which will give the planes of the structure a de-materialised quality in relation to the masonry of Micklegate House. At the same time and unlike a conservatory or an orangery where it is possible to see through the structure, the opaque cladding will give a strong sculptural form which may be considered visually alluring.*

*It should be pointed out that there will be window reveals and frames in the proposed structure and a capping to throw off water which will be a contrasting material to the mirrored cladding. In addition, the mirrored panel cladding will not be seamless but jointed which will give articulation and scale to the elevations and will not necessarily detract from the appearance.”*

78. Members are therefore advised that the wholly reflective glass approach can be built as will be shown in the presentation to Members at the meeting, but it is accepted some joints and joining detail and weather protection detail will be visible. The images to be presented clearly show that the proposal can be built but Members need to consider whether the proposals are acceptable in both planning and listed building terms.

79. The proposal attempts to retain the existing ground floor flat roofed extension but minimise/disguise its impact using a material that will reflect its surroundings breaking up the structures outline therefore not giving the appearance of a ‘big glass box’. A similar approach is suggested with the first floor extension but with a faceted design to the front. It is considered this will provide a simple light weight designed structure which will not compete with architecture of the host building but will add an honest addition that will form a continuation of the history of the building without either creating a pastiche design that is so often criticised or a ‘semi commercial’, ‘standing seam’ design which would be so discordant with the existing architecture as to be considered incongruous.

80. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.” As heritage assets are irreplaceable, *“any harm or loss should require clear and convincing justification”*. In view of the aforementioned it is not considered there is any harm. On balance it is considered that the design of the extension provides a modern architectural response to the special character of the listed building that will harmonise with it and because of the reflective materials proposed (as the images will illustrate) will harmonise with its surroundings and also preserve the conservation area.

81. There is a need to provide car parking for the development but only a limited amount of land is available with the property and most of the space available is immediately to the front of the building. Whilst this is not ideal, there is already car parking in this location and the proposals do move the area of hard standing away from the building (albeit only slightly) to allow some soft landscaping to provide a buffer between the building and the hard surfacing. A small area of additional land (current grass within the park) is to be made available with the sale of the building. This additional land measures approximately 21m wide by 5.5m deep and given its size and the existing setting it is not considered that its use as additional parking will have any significant or additional impact on the setting of the listed building when compared to the existing situation. A

railing will be erected around this space. Full details of this and the surfacing materials are to be conditioned. A tarmac surface is indicated on the proposed site plan and whilst this is appropriate in principle it is considered the area will need something to help break the expanse of surfacing up and the demarcation of spaces will need to be more sensitively considered than painted white lines.

82. As submitted, the proposals show a solid timber fence to the rear. This cannot be accepted and the applicant has been advised that this is not appropriate to the character of the building and cannot be justified. Railings are the appropriate form of boundary treatment and where privacy is needed then this can be achieved with planting.
83. The site lies within the Rawdon Littlemoor Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area of any functions under the Planning Acts, that special attention shall be had to the desirability of preserving or enhancing the character or appearance of that area.
84. The external alterations to the building / site have been discussed above. They are considered to be sympathetic to the historic character and appearance of the listed building and also to preserve and enhance the setting, character and appearance of the conservation area. It is therefore the view of Officers that the statutory duties found in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been met.
85. The location of both bin and cycle stores are shown but full details are required as to what these will look like. These matters can be conditioned.
86. There are 2 trees within the site that could be affected by the proposals. One within the car park (a Yew) and one immediately adjacent to the east elevation (a Sycamore). These are protected by the conservation area designation. In order to ensure there is no harm to them during the redevelopment works a condition is recommended to ensure they are fully safeguarded. Car parking is proposed in the area of the Yew tree but this area is already largely hard surfaced. However, to prevent any additional harm a condition is recommended requiring details of how the surfacing will be carried out in this area (e.g. any excavation to provide the new surface to be done by hand). This is also the case for the construction of the proposed bin store which will be located in the root protection area of the Sycamore.
87. Concerns have been expressed by some members of the public about the cleaning of the building / existing stonework and that this should not be allowed. The applicant does not currently have any intentions to clean the building but in case this changes a condition is recommended requiring a cleaning methodology to be agreed in writing prior to any such works. This view might change when the condition of the existing building is re-assessed when deciding how best to preserve the stonework for the future (it is likely that some re-pointing will be necessary). Advice on this has been sought from the Council's Conservation Officer who has advised that stone cleaning is not always harmful and can, in some cases, even be beneficial if appropriately carried out.
88. The house has an impressive historic interior with many surviving historic fixtures and fittings including, but not restricted to, historic doors and architraves, encaustic tiled floors (ceramic tiles in which the pattern or figure on the surface is not a product of the glaze but of different colours of clay), stained and etched glass windows, stair cases, fireplaces and chimney breasts, skirting boards, window architraves and shutters,

cornices, ornate ceiling plasterwork, decorative archways, lanterns, historic radiators, basement features (stone shelves and table etc.).

89. Fixtures and fittings, door, skirting and ceiling schedules have been submitted and it is intended to keep as many of these features as possible and, where new / replacement features are required (e.g. skirtings, cornicing, stained glass windows) to replicate those existing. Clarification is required on some of the detailing but it is considered that this can appropriately be dealt with via condition as a site meeting will be the easiest way of agreeing the skirting and cornicing to be replicated, which historic internal doors need to be retained. It has not been possible to carry out such a meeting due to Covid-19 restrictions.
90. A number of changes are proposed internally to enable the creation of the apartments. Overall, these are considered to be minimal and do not have any significant or adverse impact on the historic character of the building and therefore are considered to pass the tests set out in the NPPF in that they do not cause harm. One feature that would be lost is an internal lantern window. Whilst this is unfortunate the layout of the building is not conducive to keeping it and providing a viable scheme. In this respect it should be noted that the glazing in the internal lantern window is not an original feature of the building.
91. The reason for the loss of the internal lantern window is the need for a new staircase to provide access to the attic accommodation instead of the existing service stairway, which unfortunately is unsuitable due to the layout of the building. The existing stairway will be blocked off at the top and covered over and a 'snug' area created at what was the top off it. The staircase will be removed from the ground and first floor. The new staircase to the attic is acceptable in principle but elevation and construction details are required to show how this will sit with the adjacent decorative arch. This can be dealt with via condition. Whilst the loss of the existing staircase is unfortunate it is considered acceptable on balance given the benefits of bringing the building back into a long-term, sustainable use and to cause less than substantial harm.
92. It is proposed to add a small mezzanine level within what was the originally a first floor ballroom. Whilst this is acceptable in principle there is a lack of clarity with the submitted details and how it will relate to existing windows and cornicing. A condition is therefore recommended requiring revised details.
93. With regard to the basement, this contains some historic features including stone shelves and flagged floors. The current proposals remove these due to the need to provide tanking and a desire to provide an open plan space. Whilst this can largely be accepted it would be appropriate if an example of these could be retained to link back to the history of the property e.g. use of stone flags at the bottom of the staircase, shelves used as seating within the outside spaces. A condition is therefore recommended requiring the submission of a revised detail in this respect. Details of the proposed tanking materials are also to be conditioned as is the method for cleaning the vaulted basement ceiling.
94. In light of the above, it is considered that the proposed works to convert this building to residential use have been sensitively considered and are sympathetic to its historic character and appearance which is considered to be preserved and enhanced. Overall, despite needing additional details in a number of areas which are covered by conditions, the works are considered to be acceptable and there will be no significant or harmful impact on its historic integrity despite adaptation for modern living / purposes. It is considered that the works will be of benefit to the character and appearance of the conservation area and will ensure the long-term upkeep of the building. With regards

conditions since the last meeting and due to submission of further information and amalgamation these have now reduced.

95. As such the proposals comply with policies GP5, BD6, N15, N17, N19, N23 and N25 of the UDP and policies P10, P11 and P12 of Leeds Core Strategy, as well as with the guidance set out in the NPPF.

#### Residential/Neighbouring amenity.

96. This application relates to the conversion of an existing building with a small extension. It is considered that all the proposed apartments will benefit from adequate levels of light and outlook and will therefore provide a good level of internal amenity for future occupiers.
97. In its Core Strategy Review, the Council has recently adopted Policy H9 which sets out minimum space standards for new dwellings. This follows on from Government guidance on space standards in March 2015. With regard to the accommodation proposed, H9 sets out the following minimum gross internal floor area requirements for the accommodation proposed:
- For a one storey, two bedroom dwelling - 61m<sup>2</sup> for 3 people, 70m<sup>2</sup> for 4 people.
  - For a two storey, two bedroom dwelling – 70m<sup>2</sup> for 3 people, 79m<sup>2</sup> for 4 people
  - For a 3 storey, three bedroom dwelling – 90m<sup>2</sup> for 4 people, 99m<sup>2</sup> for 5 people, 108m<sup>2</sup> for 6 people

The number of people relates to the number of bed spaces to be provided.

98. All of the apartments are two-bedroom except apartment 1, which has 3 bedrooms. All of them meet the minimum space standards for overall size. With regard to bedroom sizes, all meet the minimum size for double bedrooms except for 3 bedrooms (within apartments 1, 4 and 5). However, these still exceed the minimum requirement for a single bedroom therefore policy H9 is considered to be met.
99. Ordinarily it is expected that residential schemes provide external amenity space for future residents. The size of such spaces should be ¼ of the gross floor area of the flats. It is not possible to provide such a space for all future residents in this case given that the area of land associated with the building is limited in size and cannot be enlarged due to the historic setting and adjacent land ownership. Whilst only 4 of the apartments will have access to some form of external amenity space this is not considered to be an issue given the location of the building within an existing park. It is also considered that any harm caused by the lack of such space will be outweighed by the benefits of bringing the property back into use.
100. The use by the building as 8 apartments is not considered to have any adverse impact on neighbouring amenity given the location of the property in relation to its neighbours, the distances between them and given the limited size of the scheme and that it will replace an existing office use.
101. Concerns have been expressed that the proposed extension will be overbearing to the park and library; that the use of mirrored panels will adversely affect the library and park; and that there will be issues of noise resulting from the first floor terrace associated with one of the proposed flats. As set out previously, the extension proposed is relatively small measuring 5.6m wide by 6.8m long by 3.7m high. Given these dimensions and the location of the extension to the south west of and nearly 18m from the front of the library it is not considered that there will be any adverse impact on its

amenity due to dominance, loss of light or as a result of reflection from the mirrored panels. Similarly, the relatively small scale of the extension compared to the host property means there will be no significant impact on the park itself. With regard to noise from the first floor terrace, this is a relatively small area just over 5m wide and between 1.3m and 2.5m deep. It is the only amenity space for the property but given it is accessed off a bedroom there should be little risk of parties or social gatherings been held on it. It is also, as set out above, 18m from the nearest neighbouring building which is the library. Finally, in respect of the library and potential for disturbance, the intervening land use between the application site and the library is a public park, including a childrens playground. It is considered that this use is more likely to give rise to noise and disturbance than a residential dwelling.

102. The loss of the access ramp into the building has raised concerns due to the need to try and provide access for all. Part VI of Policy P10 of the core strategy states that development should be accessible to all users. This is supported further by the Accessible Leeds SPD. Part 4 of this document refers to planning application expectations. Within it for change of use application it states "*Change of Use: Applicants should wherever possible incorporate improvements in terms of inclusive design and access for disabled people. This is of particular importance if the proposed use will involve members of the public accessing/ using the development.*"
103. In this case, the only way to provide access for all would be to keep or re-install the access ramp, which in its existing form is seriously detrimental to the historic character of the building given its design, materials and location on the principle elevation. Furthermore, retention of the existing ramp would mean that the car parking would need to encroach a further 2m into the area of grassland / parkland in front of the building. To replace it with a more attractive ramp would not only add to the costs of development (therefore affecting the viability of the scheme) but might need to encroach even further into the parkland to get a design more fitting for such a building.
104. It should also be noted that the retention of the existing ramp or provision of a new ramp will only enable level access into 2 of the 8 apartments proposed with all of the others requiring the use of stairs. Given the historic nature of the building to provide lift access to all apartments would require a number of lifts and would be seriously harmful to the historic fabric of the building. Bearing this in mind and given that the SPD states "*whenever possible schemes should incorporate improvements*" it is not considered reasonable to insist on a level access in this instance as the many benefits of the scheme outweigh any harm from not having a wholly inclusive access.
105. Policy H10 of the Core Strategy does set out 'accessible housing standards' which require a proportion of dwellings to be constructed as accessible dwellings. However, this Policy only relates to new build residential developments and not the conversion of existing buildings.
106. Concerns have also been expressed about the potential for noise disturbance from the A65 for future occupiers. Despite the historic nature of the building it has been accepted that double glazing can be provided within the new windows and this should go a considerable way to improving the living environment within the building. Also, the property is set back from the road and whilst it is a busy local distributor road, much of its traffic is in the daytime and evening noise should not raise any significant issues.
107. In light of the above, it is considered that the proposed works to convert this building to residential use will provide a satisfactory living environment for future occupiers without adversely impacting on neighbouring amenity. As such the proposals comply with policy GP5 of the UDP and policies H9 and P10 of the Core Strategy.

### Housing Mix

108. Core Strategy Policy H4 states that Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location. Further it states (in the commentary) that for small developments - achievement of an appropriate mix to meet long term needs is not overriding. The form of development and character of area should be taken into account too. In this case, it is not possible to meet the preferred mix as the development relates to an important historic building and there is a need to ensure that as much of the original building and its plan form is retained as possible. The lack of compliance with H4 is therefore considered appropriate in this instance.

### Highway safety / parking

109. The site lies in a sustainable location near to local services and amenities and with good access to public transport. The building has been in use as offices for many years and the change of use to 8 apartments is not considered to result in any intensification
110. 16 parking spaces are proposed (14 to the front of the site, 2 to the rear). These are all to be served by electric vehicle charging points. As originally submitted and still shown on the plans the proposal was for 1 charging point to serve 2 spaces. Since the application was submitted there has been a change in policy and it is now a requirement that each space has its own charging point. If the overall scheme is considered acceptable then this is a matter that can be addressed by the planning condition requiring details of the charging points to be submitted.
111. An area for a cycle store to hold 8 bikes (1 space per apartment) is shown on the site plan. This will need to be enclosed, covered and lockable and a condition is proposed requiring full details to be submitted.
112. In light of the above, it is considered that the proposals raise no road safety concerns. As such the proposals comply with policy T2 of the Core Strategy.

### Climate Emergency

113. The Council declared a climate emergency on the 27<sup>th</sup> March 2019 in response to the UN's report on Climate Change.
114. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear at paragraph 148 and footnote 48 that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
115. As part of the Council's Best Council Plan 2020 to 2025 the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.
116. Leeds Core Strategy policies EN1 and EN2 relate to reducing carbon dioxide emissions and sustainable design and construction. However, this is for schemes of 10 dwellings or more. As these applications relate to the creation of 8 apartments these policies are not applicable. However, EN8 is relevant to all developments and requires the provision

of electric vehicle charging points. The proposed site plan identifies these and as such the proposals are acceptable in this respect.

### Representations

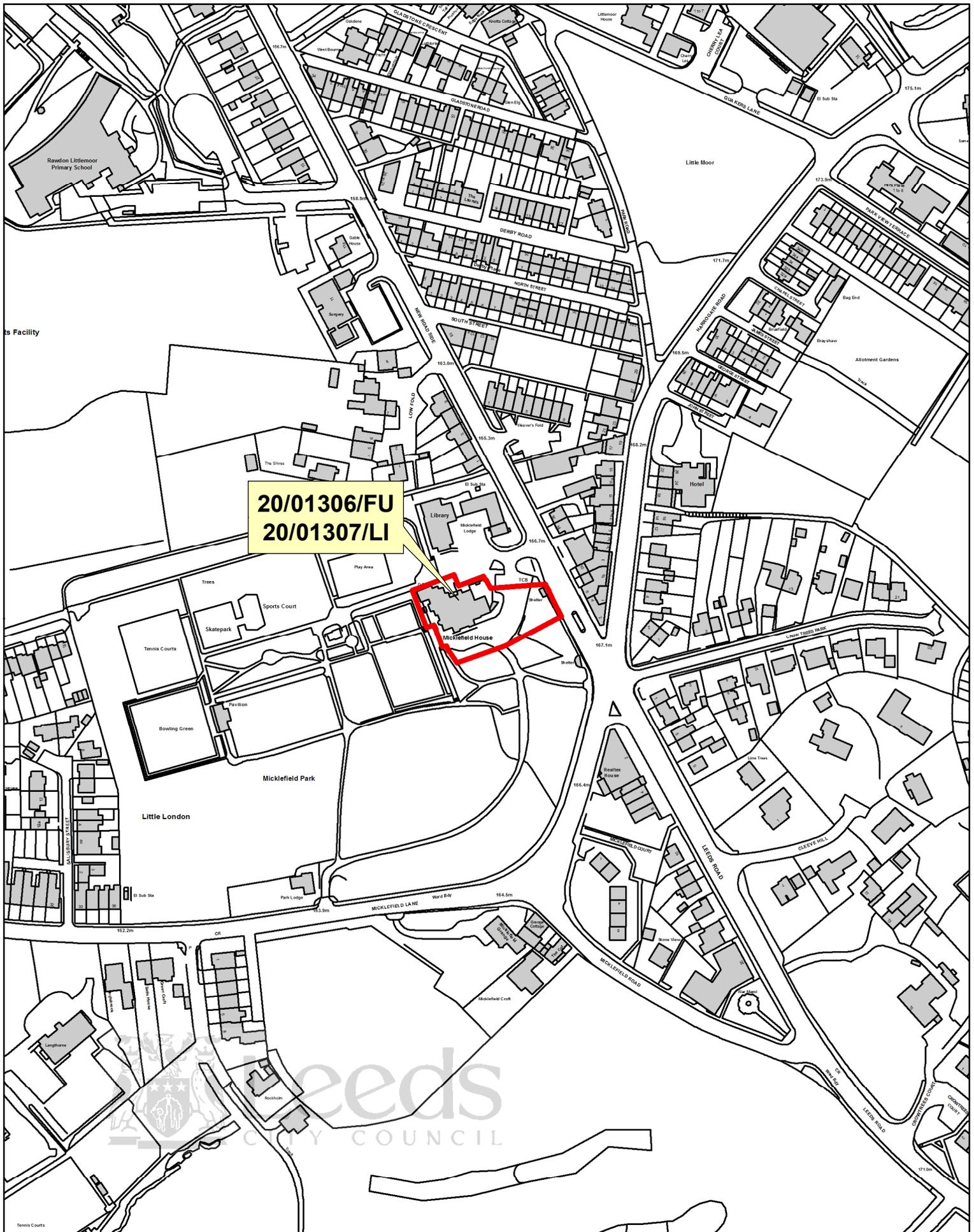
117. It is considered that the key matters raised in the submitted representations have been addressed in the above appraisal. Two issues that have not been discussed are those relating to the demolition of the existing flat roofed extension and the overflowing recycling bins.
118. Whilst not entirely suited to the host property, the existing flat roof extension is existing development. To remove this would add significantly to the costs of any development and would render the scheme financially unviable and / or significantly reduce the sale value of the property. In the interests of ensuring a new use is found for the building it is therefore not considered that this is an option at the present time and in any event the applications do not include a proposal for demolition of the extension.
119. The existing building is owned by the Council and it will be for it to relocate the recycling bins upon the sale of the building.

### **CONCLUSIONS:**

120. The proposals to convert this building back into residential use will ensure the long term upkeep of an important listed building. The proposals have been sensitively considered and are sympathetic to the host buildings historic character, appearance and integrity, as well as to the character and appearance of the conservation area. As detailed in the above appraisal, the extension provides a modern architectural response to the special character of the listed building that will harmonise with it rather than creating a pastiche design. As such the proposals will also preserve and enhance the character and appearance of the conservation area. In this case it is considered that the public benefits of bringing the building back into use outweigh any harm (e.g. lack of access for all). The proposals will secure the optimum viable use for the building to ensure it is brought back into use, also ensuring that necessary maintenance works will be carried out and the existing stained glass windows re-instated.
121. The development will also provide a satisfactory living environment for future occupiers without adversely impacting on neighbouring amenity and it raises no highway safety issues.
122. Overall, it is therefore considered that the applications 20/01306/FU & 20/01307/LI for the change of use and alterations of former council building to form eight flats with parking at Micklefield House comply with both local and national planning policies. Although the recommendation presented to members is finely balanced for the reasons referred to earlier in the, approval subject to the conditions outlined at the beginning of this report, is recommended for both applications.

### **Background Papers:**

- Application files.
- Certificate of ownership: Notice served on Leeds City Council.



**20/01306/FU**  
**20/01307/LI**

**Micklefield House**

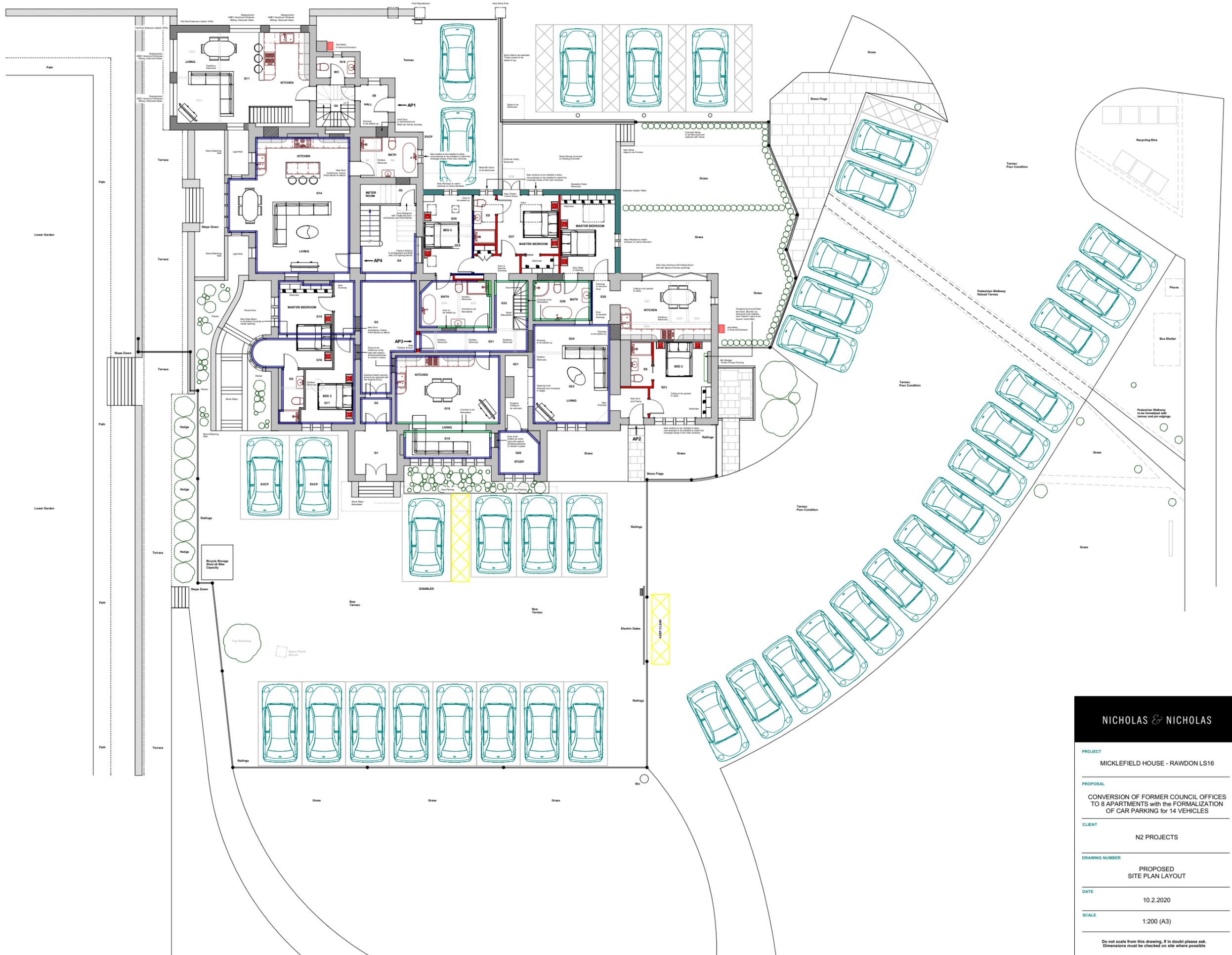
# SOUTH AND WEST PLANS PANEL

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SCALE : 1/2500





**NICHOLAS & NICHOLAS**

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**PROJECT**  
MICKLEFIELD HOUSE - RAWDON LS16

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**PROPOSAL**  
CONVERSION OF FORMER COUNCIL OFFICES TO 8 APARTMENTS with the FORMALIZATION OF CAR PARKING for 14 VEHICLES

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**CLIENT**  
N2 PROJECTS

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**DRAWING NUMBER**  
PROPOSED SITE PLAN LAYOUT

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**DATE**  
10.2.2020

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**SCALE**  
1:200 (A3)

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Do not scale from this drawing. If in doubt please ask. Dimensions must be checked on site where possible.

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