



Appeal Decisions

Site visit made on 5 June 2023

by D Moore BSc (HONS), MCD, PGDip, MRTPI, IHBC

an Inspector appointed by the Secretary of State

Decision date: 19 June 2023

Appeal A: APP/C2741/W/22/3313026

Royal Oak Public House, 18 Goodramgate, York YO1 7LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Punch Pubs against the decision of City of York Council.
 - The application Ref 22/01789/FUL, dated 15 August 2022, was refused by notice dated 14 October 2022.
 - The development proposed is "Alterations to Front Elevation of Public House building to remove existing high level wall mounted floodlights and to install new wall mounted floodlights at a lower level and associated works to electrical cabling supplying floodlights".
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Appeal B: APP/C2741/Y/22/3313030

Royal Oak Public House, 18 Goodramgate, York YO1 7LG

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Punch Pubs against the decision of City of York Council.
 - The application Ref 22/01790/LBC, dated 15 August 2022, was refused by notice dated 14 October 2022.
 - The works proposed are "Alterations to Front Elevation of Public House building to remove existing high level wall mounted floodlights and to install new wall mounted floodlights at a lower level and associated works to electrical cabling supplying floodlights".
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Decisions

Appeal A

1. The appeal is allowed, and planning permission is granted for "Alterations to Front Elevation of Public House building to remove existing high level wall mounted floodlights and to install new wall mounted floodlights at a lower level and associated works to electrical cabling supplying floodlights" at Royal Oak Public House, 18 Goodramgate, York YO1 7LG in accordance with the terms of the application, Ref 22/01789/FUL, dated 15 August 2022, subject to the following condition.
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plan: 644-P-01 dated 10 August 2022.

Appeal B

2. The appeal is allowed, and listed building consent is granted for "Alterations to Front Elevation of Public House building to remove existing high level wall mounted floodlights and to install new wall mounted floodlights at a lower level and associated works to electrical cabling supplying floodlights" at Royal Oak

Public House, 18 Goodramgate, York YO1 7LG in accordance with the terms of the application Ref 22/01790/LBC, dated 15 August 2022.

Preliminary Matter

3. As the proposal is in a conservation area and relates to a listed building, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

4. The main issues are whether the proposal would preserve a Grade II listed building, The Royal Oak Public House, 18 Goodramgate, and any of the features of special architectural or historic interest that it possesses and the extent to which it would preserve or enhance the character or appearance of the Central Historic Core Conservation Area.

Reasons

5. The appeal concerns the front elevation of a historic residence, now used as a public house, that is located within the central historic core of the City. The proposal sought consent for five wall-mounted floodlights that would be positioned level with the lower sill of the first-floor windows. The floodlights would shine upwards and would be fitted with 50W LED bulbs. The fittings would be dark powder-coated aluminium. The electric cables would be taken from the existing supply and routed above the fascia panel to the new floodlight positions. The cables would be painted to match the wall colour. Four existing floodlights at eaves level and their associated cabling would be removed.
6. The building was listed in 1968 (Ref: 1257763) and dates from the fifteenth century, with later extensions and alterations. The listing description indicates it was restored in the twentieth century. The building was constructed with a timber frame, with a partially jettied first floor, and possibly had a hall and cross-wing plan. Upper stories are rendered and whitewashed. I find the special interest of the listed building to be primarily associated with its age, former plan form and method of construction and its architectural detailing.
7. The Conservation Area covers an area encompassing 'The Medieval Streets'. I find its significance, insofar as is relevant to the matters before me, to be derived from the area's historic origins, the street layout and the large number of surviving timber-framed buildings.
8. The proposed light fittings would measure 280mm by 200mm. They would be relatively slimline and smaller than the existing lighting units, which would be removed. The redundant supply cables would also be removed and taken back to the current feed at fascia level. The new cabling would run along the top of the fascia panel, thus reducing the amount and visibility of the cabling required. It would be painted to match the background wall colour. I do not consider that the light fittings and cabling would add clutter to the front elevation because existing larger fittings and a greater length of cabling would be removed. The light fittings would be sited sensitively on the front elevation and would not be overly prominent in views from the street or the wider Conservation Area.

9. It is also suggested that there would be harm to the historic fabric of the listed building due to fixing holes and internal cable runs. However, the works would be relatively minor, and I do not consider this would harm the significance of the listed building. Existing fixing holes would be filled with silicon to match the colour of the walls.
10. I note the concerns about light pollution, which were raised by consultees. I am mindful that the lighting is not additional to that already existing. Consequently, it is unlikely to have a material effect on light pollution as an existing source would be replaced.
11. Given the above I conclude that, on balance, the proposal would preserve the special historic interest of the Grade II listed building and the character and appearance of the Conservation Area. This would satisfy the requirements of the Act, paragraph 197 of the Framework and would not conflict with Policies D4 and D5 of the Publication Draft Local Plan (2018) and Policy HE3 of the Development Control Local Plan (2005), that seek, among other things, to ensure the preservation of heritage assets and enable development that respects the character of its surroundings.

Conclusion

12. For the reasons given above, and having regard to all other matters, I conclude that the appeals should be allowed.

Debbie Moore

Inspector