**Myton**

**16/00095/FULL**

**Trinity Market, Covered Market, North Church Side, Kingston Upon Hull, HU1 1RP.**

Refurbishment of Trinity Market involving:- 1) Conversion of area currently occupied by nightclub into restaurant, 2) Repair or upgrade roofs and roof lights, 3) Provision of new glazed entrance screens and windows to North Church Side and Trinity House Lane, 4) Alterations to Market Place Frontage.

Hull City Council – major Projects

SUMMARY

- Planning permission for Indoor Market refurbishment

- No objections received.

- Councillor Fareham has requested a Planning Committee decision

- Recommended for conditional approval.

SITE

See 16/00096/LBC

PROPOSAL

Refurbishment of Trinity Market, involving:- 1) Conversion of area currently occupied by nightclub into restaurant, 2) Repair or upgrade roofs and roof lights., 3) Provision of new glazed entrance screens and windows to North Church Side and Trinity House Lane, 4) Alterations to Market Place Frontage.

PLANNING HISTORY

See 16/00096/LBC

REPRESENTATIONS

Planning Policy

Consults expired 15.03.2016

Conservation Officer

Comments as per 16/0096/LBC

Environmental Protection

Consults expired 15.03.2016

Hull Civic Society

Consults expired 15.03.2016

Georgian Society For East Yorkshire

Consults expired 15.03.2016

Humber Archaeology Partnership

No objections

Conservation Area Advisory Committee

Consults expired 15.03.2016

Humberside Police

Consults expired 15.03.2016

Access Officer

Consults expired 15.03.2016

Highways Development Control

The proposed works would not have an adverse effect on highway or pedestrian safety. The proposal is located in a sustainable location and is therefore considered to be acceptable. The Highway Authority does not wish to raise an objection to this proposal.

Historic England

Historic England broadly supports the proposal which will result in several enhancements being made to the significance of the Grade II listed Market Hall and the character and appearance of the Old Town Conservation Area. It is positive to see such major investment being made into such an important building which serves such an important function, but also links through to different parts of the city. There are, however, a number of issues of design and detail which require further consideration. The following advice is intended to give a steer on these matters and guide further discussions with your Conservation Officer. Overall we recommend that consent is granted for the works, subject to these matters being addressed.

Internal works

Most of the works proposed will result in enhancements to the character of the interior. It will be important to ensure that appropriate materials and finishes are used.

The impact of creating a mezzanine performance space on the character and appearance of the interior is unclear from the drawings. This new structure has the potential to impact upon the spatial qualities of the interior and the ability to appreciate the main structural elements which contribute to its significance. We therefore advise that any further information on this aspect of the scheme requested by the Conservation Officer should be provided.

We understand that there is a separate listed building consent application to move the Grade II listed telephone kiosk to a new location within the market structure.

The alterations to the elevation on North Church Side will be an enhancement. We advise that the new windows and doorways should be set back as far as possible. This will help to accentuate the aesthetic qualities of the arcade. This is important also in the context of the proximity to the Grade I listed Holy Trinity Church. The ground level enhancement to the Market Hall would have a positive impact on the setting of the church and how the intimate space between these two large-scale, grand historic buildings is experienced.

We support the remodelling of the 1950s Market Place (east) frontage. This will be an enhancement to the listed building and the character and appearance of the conservation area. The new doors, screens and windows on this elevation should also be set back as far as possible into the reveals, like with the North Church Side elevation, in order to give the facade depth and add visual interest by creating shadows.

The proposal for the Trinity House Lane entrance will also be an improvement. The current doors do not contribute to the significance of the building, therefore the new arrangement which is simpler and lighter will be an enhancement.

The position, size, design, materials and fixings for the signage for all elevations will have a major impact on how these elevations are appreciated. It will therefore be important for these matters to be agreed to the satisfaction of your Conservation Officer.

APPLICANT’S CASE

See 16/00096/LBC

PLANNING FRAMEWORK

See 16/00096/LBC

PLANNING APPRAISAL

See 16/00096/LBC

**RECOMMENDATION**

That the application be approved subject to the following conditions: -

1. Det 1B (Development to accord with approved plans)

[schedule of works revision P, Design and Access Statement, NPS-DR-A 001 Rev P1, NPS-DR-A 002 Rev P1, NPS-DR-A 003 Rev P1, NPS-DR-A 004 Rev P1, NPS-DR-A 005 Rev P1, NPS-DR-A 010 Rev P, NPS-DR-A 020 Rev P7, NPS-DR-A 100 Rev P4, NPS-DR-A 030 Rev P, NPS-DR-A 021 Rev P4, NPS-DR-A 140 Rev P2, NPS-DR-A 141 Rev P1, NPS-DR-A 022 Rev P5, NPS-DR-A 101 Rev P]

1. Det 2a (Time limit – Full application)
2. DES 2A (Details of materials)
3. Before the development begins plans to a scale of not less than 1:20 showing the proposed windows and doors on the Market Place elevation and the recess/reveal be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained as approved. A pre-commencement condition is necessary to ensure the details of the proposal can be fully assessed before they are implemented to ensure a satisfactory quality of development which complies with policies BE1, BE18, BE19 and BE27 of the Local Plan.