



The countryside charity
North and East Yorkshire

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Branch Chair
Mrs Jan Arger

Authority: Hull City Council

Type of consultation: Planning Consultation

Full details of application/consultation: 23/00103/FULL - 1. Change of use of vacant offices on upper floors to 6 x studio apartments 2. External alterations to ground floor entrance facing Lowgate involving sliding gate to flat entrance.

At land at: 61 Market Place, Kingston Upon Hull, HU1 1RQ

Type of response: Support

Date of Submission: 29th October 2023

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for Planning and Listed Building consent to change the use of vacant offices to 6no. studio apartments and external alterations to the ground floor entrance at 61 Market Place, Hull.

The ground floor of the property is a shop which is accessed from within Hepworth Arcade. The pedestrian entrance to the upper floors is taken from a dedicated entrance on Market Place avoiding access through the commercial unit.. Access to the upper floors, which were formerly offices but are now vacant, is via an internal staircase. Although much of the interior of the building is devoid of any original features, the exterior still retains significant architectural and historic interest. The building, within the Old Town Conservation Area, is Grade II Listed. The immediate vicinity comprises shops, bars, offices and residential uses, therefore, the proposal would not be out of keeping with existing use classes.

CPRENEY fully support the re-use of this prominent building in the centre of the historic Old Town in this manner. The Change of Use application is compatible with the Council's strategic aim of city centre living, ensuring less reliance on private vehicles and would bring back into positive use a listed building by guaranteeing a sustainable and long term use for the building.

The proposals seek to maintain the historic façade of the Listed Building which is welcomed by CPRENEY as being in line with the relevant paragraphs of the NPPF.