

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 10 February 2004

PLAN: 14	CASE NUMBER: 03/02539/CON
APPLICATION NO. 6.94.64.E.CON	GRID REF: EAST 434870 NORTH 458540
	DATE MADE VALID: 16.06.2003
	TARGET DATE: 11.08.2003
	WARD: Knaresborough Scriven

Park

APPLICANT: Arncliffe Homes

AGENT: Wildblood MacDonald Partnership

PROPOSAL: Conservation Area application for the demolition of 1 no barn.

LOCATION: Hazel Heads Farm The Green Scriven Knaresborough North Yorkshire
HG5 9EA

REPORT

SITE AND PROPOSAL

This is an application for Conservation Area consent to demolish an existing building on the site within Scriven Conservation Area. This application should be read in conjunction with application 6.94.64.F.FUL.

It was originally proposed to demolish the simple structure to facilitate the construction of a detached dwelling. However, the redevelopment scheme has been amended and it is now proposed to demolish the building and reconstruct it to provide garaging to plot 8.

The existing structure is constructed in stone with a part pantiled roof and part corrugated galvanised steel roof. The replacement which is on the same footprint would involve minor modifications to the roof and would be fully tile.

MAIN ISSUES

1. Design/Impact on the Conservation Area

RELEVANT SITE HISTORY

See 6.94.64.F.FUL

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scriven

Conservation and Design Section

See Assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 18.07.2003

PRESS NOTICE EXPIRY: 18.07.2003

REPRESENTATIONS

SCRIVEN PARISH COUNCIL - Have no objections to the demolition.

OTHER REPRESENTATIONS - No other representations received.

VOLUNTARY NEIGHBOUR NOTIFICATION - None received.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas

ASSESSMENT OF MAIN ISSUES

1. DESIGN/IMPACT ON THE CONSERVATION AREA - This building is not a good example of agricultural buildings however, it contributes to the rural character of Scriven Conservation Area at the edge of the green signalling the farmstead and the open countryside beyond. Its demolition and replacement with a house would have had an adverse impact on the Conservation Area and was not considered to be acceptable. The demolition and replacement with a very similar structure which would provide garaging to unit 8 will serve to preserve and enhance the Conservation Area. There is no conflict with Policy HD3.

CONCLUSION - There is an acceptable solution retaining the character of this part of the Conservation Area and approval is recommended subject to appropriate conditions.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CM01R VISUAL AMENITY

