

HARROGATE BOROUGH COUNCIL

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

DATE: 10 February 2004

PLAN: 17	CASE NUMBER: 03/06183/SOSLB
	GRID REF: EAST 434260 NORTH 457390
APPLICATION NO. 6.100.1781.A.SOSLB	DATE MADE VALID: 12.12.2003
	TARGET DATE: 06.02.2004
	WARD: Knaresborough Scriven

Park

APPLICANT: Harrogate Borough Council

AGENT:

PROPOSAL: Listed Building Application for the erection of detached timber building to provide ticket office and storage.

LOCATION: Conyngham Hall Bond End Knaresborough North Yorkshire HG5 9AX

REPORT

SITE AND PROPOSAL

This is an application for listed building consent for a detached timber building to provide a ticket office and storage of ground keepers equipment at Conyngham Hall which is a grade II listed building within Knaresborough Conservation Area. Under the provisions of the Town and Country Planning General Permitted Development Order 1995, planning permission is not required for the structure as the development would be constructed by the Council. The building is a replacement for one destroyed by fire.

The application site lies approximately 60m east of Conyngham Hall itself and is to the north west of the existing tennis courts and putting green. The building is a simple timber clad structure, measuring 10m x 3m, single storey with a pitched roof. It would provide a small area for ticket and ancillary sales (soft drinks etc.), a staff toilet, canteen and store room for ground keepers equipment.

The site is within a belt of trees where the former ticket office stood.

Despite the very modest nature of the proposal the application will be determined by the Secretary of State as it is a Local Authority application for listed building consent.

MAIN ISSUES

1. Impact On The Listed Building And Conservation Area.

RELEVANT SITE HISTORY

An application to allow the sale of ice cream and drinks from the games hut was approved in 2001.

CONSULTATIONS/NOTIFICATIONS

Parish Council
Knaresborough

Ancient Monuments Society
Reply awaited

Georgian Group
Reply awaited

York Georgian Society
No objection

Victorian Society
Reply awaited

Soc for the Protection of Ancient Bldgs
Reply awaited

English Heritage
No objection

Knaresborough Civic Society
Reply awaited

Chief Estates Surveyor
Reply awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 30.01.2004
PRESS NOTICE EXPIRY: 30.01.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Support the application.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles
PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD01 Harrogate District Local Plan Policy HD1: Statutory list of buildings of special architectural or historic interest

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

LPHD13 Harrogate District Local Plan Policy HD13: Trees and Woodlands

ASSESSMENT OF MAIN ISSUES

1. IMPACT OF THE DEVELOPMENT ON LISTED BUILDING AND CONSERVATION

AREA - The proposal is for a simple building to serve a functional purpose. It is a modest structure to be clad in timber and located within the existing tree belt. The building is sufficiently remote (60m) from Conyngham Hall itself that it will have no impact on the setting of the listed building and therefore there is no conflict with policy HD1.

The proposal will have no adverse impact on the conservation area and will serve a useful function thereby enhancing and preserving the vitality of the conservation area by providing a facility for visitors and residents alike. There is no conflict with policy HD3.

The site is within an existing tree belt on the site of the former facility. There is no impact on the trees. There may be some need for some tree surgery in any case to address fire damage. There is therefore no conflict with policy HD13.

CONCLUSION - There is no objection to the proposal and the Secretary of State is invited to approve the application.

CASE OFFICER:

Mr R N Watson

RECOMMENDATION

That the application be REFERRED to the Secretary of State for determination under Regulation 13.2 of the Planning(Listed Buildings and Conservation Areas) Regulations 1990 with a recommendation that consent be granted subject to the following conditions

1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs

Reasons for Conditions:-

1 CA05LR TO COMPLY WITH SECTION 18

