

**HARROGATE BOROUGH COUNCIL**  
**PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.**  
**DATE: 9 March 2004**

<b>PLAN:</b> 05	<b>CASE NUMBER:</b> 03/05487/CON
<b>APPLICATION NO.</b> 6.64.369.AA.CON	<b>GRID REF:</b> EAST 439320 <b>NORTH</b> 466440
	<b>DATE MADE VALID:</b> 03.12.2003
	<b>TARGET DATE:</b> 28.01.2004
	<b>WARD:</b> Boroughbridge

**APPLICANT:** McCarthy & Stone (Devs) Ltd

**AGENT:** The Planning Bureau Ltd

**PROPOSAL:** Conservation Area Application for the demolition 2 no 2 storey sections of existing hotel buildings, 2 no walls and 1 no detached outbuilding.

**LOCATION:** Rose Manor Hotel Horsefair Boroughbridge York North Yorkshire YO51 9LL

## **REPORT**

### **SITE AND PROPOSAL**

This application forms the companion conservation area application to the two schemes considered under 6.64.369.Z.FUL and AB.FUL. In order to facilitate both proposals it is necessary to demolish two sections of the existing hotel , 2 walls and 1 detached outbuilding.

### **MAIN ISSUES**

1. Impact Upon The Character Of The Conservation Area

### **RELEVANT SITE HISTORY**

6.64.369.Z.FULMAJ - Erection of 15 No. flats, 26 No. Category II sheltered flats and conversion of existing hotel buildings to form 7 Category II sheltered flats, managers accommodation and separate office block: PENDING CONSIDERATION

6.64.369.AB.FULMAJ - Erection of 4 no detached dwellings and conversion of existing hotel buildings to form 5 no. flats and separate office accommodation: PENDING CONSIDERATION.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Boroughbridge Town Council

### **Conservation and Design Section**

See Assessment

#### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 02.01.2004

**PRESS NOTICE EXPIRY:** 02.01.2004

#### REPRESENTATIONS

**BOROUGHBRIDGE TOWN COUNCIL** - Object to the development on the following grounds

The Town Council would not like to see the loss of the hotel and if the hotel remains there will be no need for this application

**OTHER REPRESENTATIONS** - No other representations received.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - No properties notified.

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

SPE4 North Yorkshire County Structure Plan Policy E4

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

#### ASSESSMENT OF MAIN ISSUES

**1. IMPACT UPON THE CHARACTER OF THE CONSERVATION AREA** - In exercising conservation area controls, the prime consideration is the desirability of preserving or enhancing the character or appearance of the area in question. The general presumption should be in favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area.

In less clear cut cases and where a building makes little or no such contribution PPG15 paragraph 4.27 advises that consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. This is consistent with the aims of Harrogate District Local Plan Policy HD3.

In this instance the structures to be demolished, consisting of the two storey link structure, dining room and garden wall/outbuilding do not make a positive contribution to the conservation area and your officer would not object to their demolition subject to an acceptable redevelopment scheme.

**CONCLUSION** - PPG15 advises that consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a

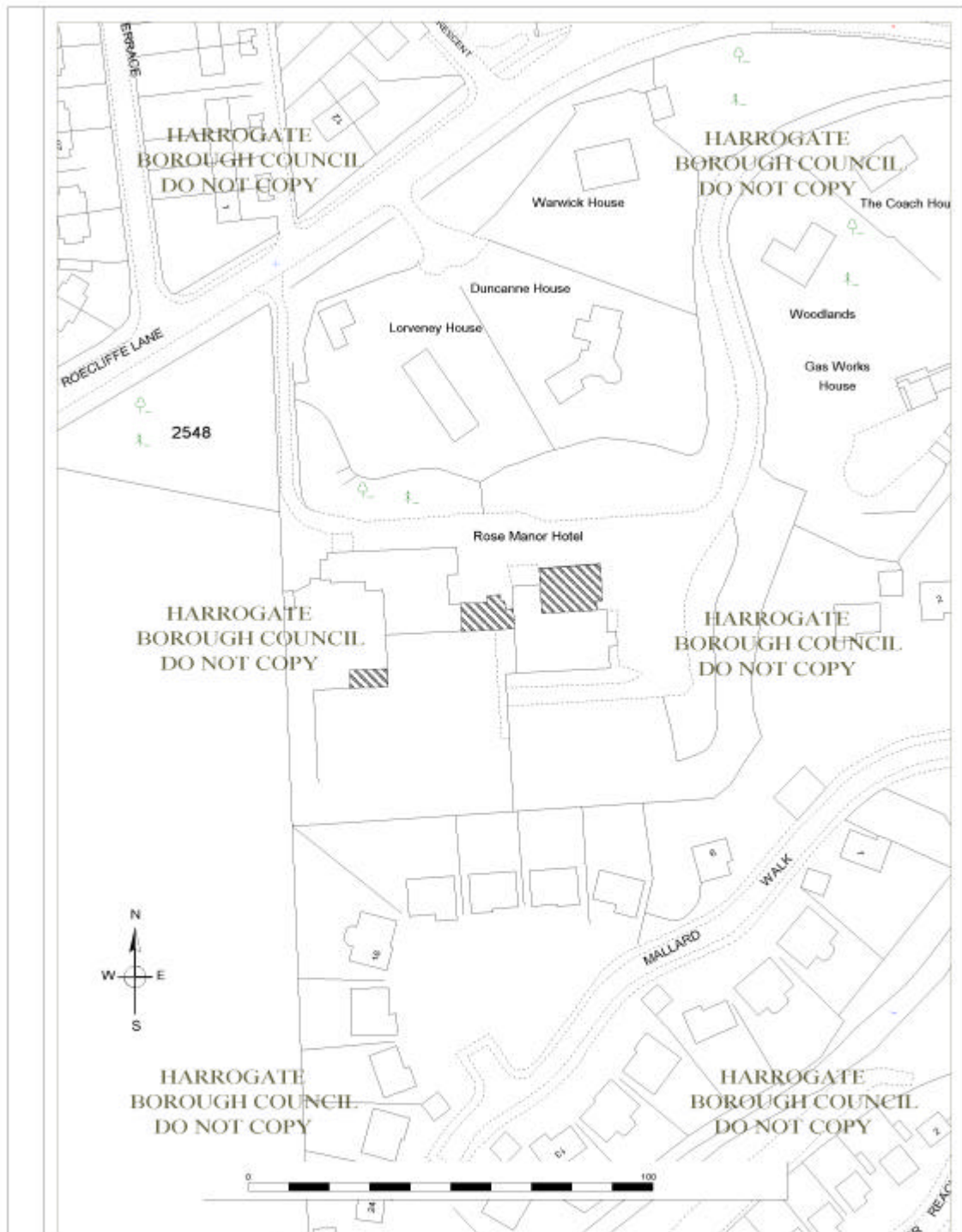
conservation area. Although your officer considers that the structures have little or no impact upon the character of the conservation area, in the absence of an acceptable redevelopment scheme, refusal of the application is proposed.

**CASE OFFICER:** Mr A Hough

#### RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 In the absence of an acceptable redevelopment scheme, the proposed demolition of the structures would be inconsistent with the provisions of the North Yorkshire County Structure Plan Policy E4 and Harrogate District Local Plan Policy HD3 to afford protection to existing conservation areas.



**Harrogate**  
BOROUGH COUNCIL

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**Area 2 DC Committee**

**09/03/04**

App No.: 6.64.369.AA.CON

Case No.: 03/05487/CON

Scale: 1:1250 (at A4 size)

Item No: 5

Drawn by: Carole Coles-Bayes

Site Area: 0.03 Hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.