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Your reference ~~6 22 1~~

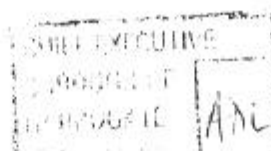
Our reference
APP/A2715/A/84/013786
APP/A2715/E/84/800202
Date

23 January 1985

Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND
BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1977
APPEALS BY MR JEFFREY SMITH
LOCAL AUTHORITY REFERENCES: C.64.208.E.LB AND C.64.208.D.PA

1. I am directed by the Secretary of State for the Environment to refer to your client's appeals:
 - a. under Section 36 of the Town and Country Planning Act 1971 against the decision of Harrogate Borough Council to refuse planning permission for the erection of a Functions Room on land adjacent to the Yorkshire Rose Public House, Church Lane, Boroughbridge; and
 - b. under Schedule 11 to the 1971 Act against the decision of Harrogate Borough Council to refuse consent for the demolition of 2 barns, which are unlisted buildings in a conservation area and are situated adjacent to the Yorkshire Rose Public House.
2. The written representations made in support of the appeals, those of the Council and those of other interested parties have been considered.
3. An Inspector has visited the site and has furnished a description of it. A copy of his report of the site visit is annexed to this letter.
4. The Secretary of State accepts that the proposed redevelopment would, by its nature, generate increased vehicular activity. This would have a minimal effect on the operation of the Health Centre, where the hours of opening would not normally be expected to coincide with those of the proposed Functions Room. However, he considers that the occupiers of nearby residential properties would suffer unacceptably as a result of the proposal, particularly because of disturbance due to the movement of increased late night traffic. Also, in his opinion, there would be a detrimental effect upon the quiet nature of the conservation area.
5. The Secretary of State accepts that the value of the bigger, modified barn lies largely in that it forms a continuation of the street frontage, and that the smaller building, although somewhat closer to its original condition, is not of such merit as to warrant its retention regardless of other considerations. However, bearing in mind that these structures are situated in a conservation area, he would not wish to



see either demolished unless a planning permission had already been granted for some suitable alternative development.

6. All other matters raised in the representations have been taken into account.
7. For the reasons given, the Secretary of State hereby dismisses these appeals.

I am, Sir
Your obedient Servant

R G Halliday.

R G HALLIDAY
Authorised by the Secretary of State
to sign in that behalf

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