

## HARROGATE BOROUGH COUNCIL

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

**DATE: 1 June 2004**

<b>PLAN:</b> 12	<b>CASE NUMBER:</b> 04/01136/CON
<b>APPLICATION NO.</b> 6.64.595.C.CON	<b>GRID REF: EAST</b> 439706 <b>NORTH</b> 466600
	<b>DATE MADE VALID:</b> 27.02.2004
	<b>TARGET DATE:</b> 23.04.2004
	<b>WARD:</b> Boroughbridge

**APPLICANT:** City Wall Estates

**AGENT:** Spawforth Associates

**PROPOSAL:** Conservation area application for the demolition of 2 no. outbuildings.  
(Revised Scheme)

**LOCATION:** Buildings Adjacent To The Malt Shovel St James Square Boroughbridge  
York North Yorkshire YO51 9BA

## REPORT

### SITE AND PROPOSAL

This is the companion conservation area application for the demolition of two outbuildings situated adjacent to the Malt Shovel Public House St James Square Boroughbridge. The buildings are situated on Church Lane and are constructed of brick under a clay pantile roof. The buildings would appear to have formed a cart shed and stables but are now in a poor state of repair.

The larger of the two structures fronts onto Church Lane and is constructed to the immediate rear of the footpath. The smaller structure is sited to the immediate rear of the frontage structure and is separated by approx 10metres.

The applicant proposes to demolish the outbuildings and construct two dwellings (see 6.64.595.B.FUL). In support of the scheme the applicants have commissioned a structural survey of both buildings , which concludes that both are in extremely poor condition requiring demolition.

### MAIN ISSUES

1. Impact Upon The Character Of The Conservation Area

### RELEVANT SITE HISTORY

See 6.64.595.B.FUL

### CONSULTATIONS/NOTIFICATIONS

## **Parish Council**

Boroughbridge Recon amended plans 21/4

## **Conservation and Design Section**

See Assessment

## **Heritage Unit of NYCC**

Recommend a condition.

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 02.04.2004

**PRESS NOTICE EXPIRY:** 02.04.2004

## REPRESENTATIONS

### **BOROUGHBRIDGE TOWN COUNCIL** - Object on the following grounds:

The building is a listed building (part of the Malt shovel) and should be put back into a safe state. The Town Council would have no objections to a tasteful conversion.

It should be pointed out that several years ago an application to renovate the building into a dwelling was refused because it was a listed building.

### **OTHER REPRESENTATIONS** - 1 letter received objecting to the development on the following grounds:

The buildings form part of the historic Malt Shovel complex and serve to 'round off' the entry/egress to/from the main conservation area of the town.

The buildings are being allowed to deteriorate but could still be used for storage or even courtyard accommodation.

Their loss would be another erosion of the character and ambience of the town.

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

## RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

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

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

SPE4 North Yorkshire County Structure Plan Policy E4

## **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT UPON THE CHARACTER OF THE CONSERVATION AREA** - Harrogate District Local Plan Policy HD3 seeks to ensure that development, which has an adverse

impact upon the character of the conservation area, will not be permitted. The policy identifies specific development, which would not be considered acceptable, and this would include the demolition of non-listed buildings, which make a positive contribution to the character or appearance of the conservation area.

It is considered and recognised in previous applications and appeals relating to this site (see 6.64.595.B.FUL) that the larger of the two structures situated on the road frontage contributes to the character of the conservation area by continuing the enclosed nature of the street scene. This impact is recognised within the Boroughbridge Conservation area designation statement that specifically refers to the importance of the enclosed nature of the streets situated around the towns two main squares. The second unit makes no contribution to the area at all.

The comments of the Town Council have been noted regarding the retention of the two existing buildings and possible conversion. An examination of the site history does however reveal that consent has been given for the demolition of the two structures (6.64.208.B.PA) and in the case of the appeal considered as part of 6.64.208.D.PA the Inspector accepts that demolition would only be acceptable subject to an acceptable suitable alternative development. This advice is recognised within PPG15, which identifies that the decision maker is entitled to consider the merits of any redevelopment scheme when considering applications for demolition.

In this respect the redevelopment scheme is considered acceptable and would preserve the existing enclosed nature of Church Lane close to its junction with St James Square.

The applicant has provided a structural survey of the two buildings, which concludes that they are in a very poor state of repair, stating that it would be impractical and uneconomical to repair. Furthermore the unsafe nature of the buildings would require demolition and rebuilding and to do this safely as a consequence of the condition of the buildings would necessitate full demolition. The Conservation and Design Officer accepts that the buildings are not in very good condition and would not object to the replacement scheme.

**CONCLUSION** - The buildings are in a very poor state of repair. It has been established that the value of the larger building lies largely in that it forms a continuation of the street frontage within the conservation area whilst the smaller structure has little merit for retention. The proposed redevelopment scheme preserves the existing character of the conservation area by retaining the enclosed nature of the street scene. On this basis it is considered that the development is in accordance with the provisions of HDLP Policy Hd3 and approval of the application is recommended.

**CASE OFFICER:** Mr A Hough

## RECOMMENDATION

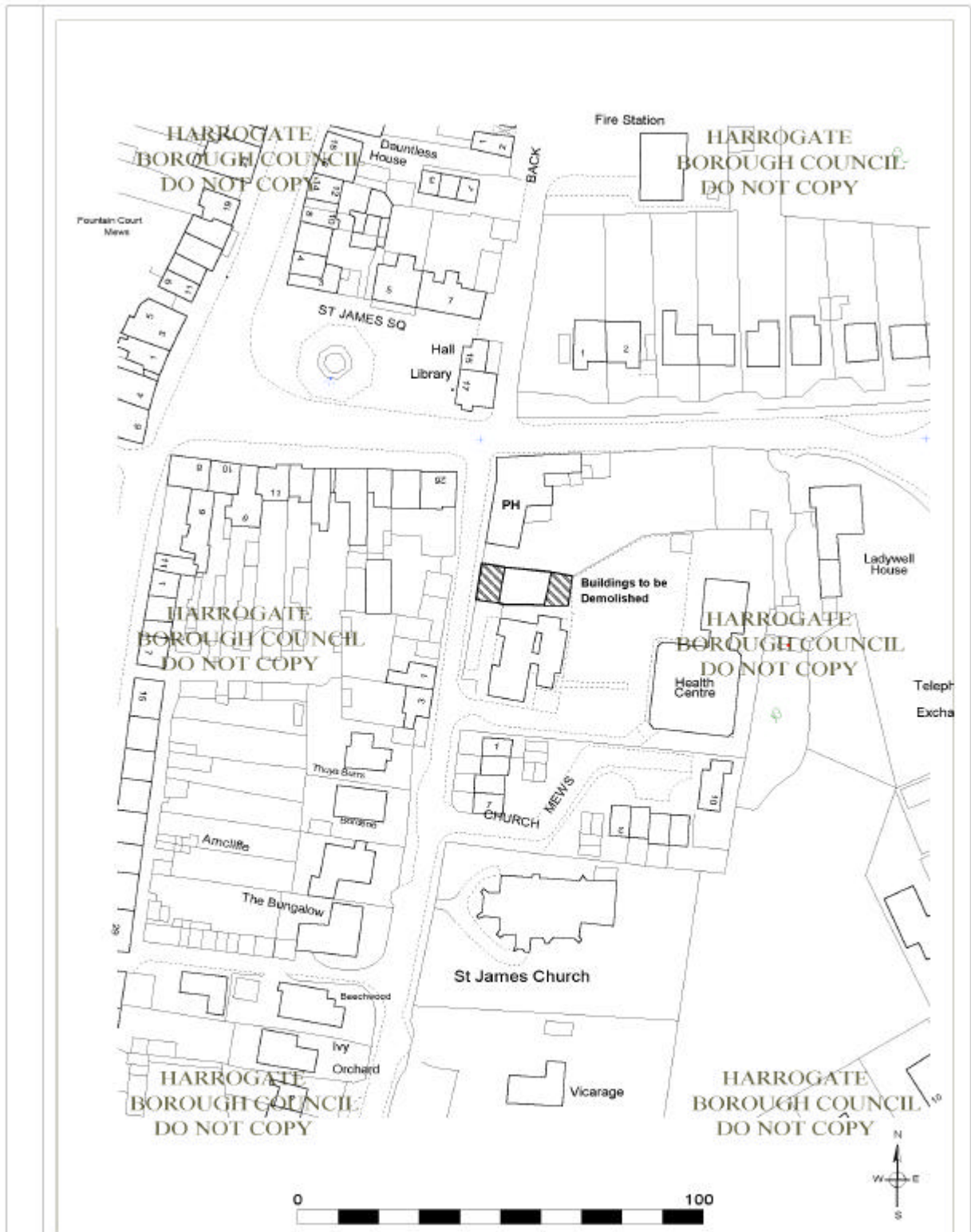
That the application be APPROVED subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE

2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

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



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 Harrogate Borough Council 1997/02/2004

**Area 2 DC Committee**

**01/06/2004**

App No.: 6.64.595.C.CON

Case No.: 04/01136/CON

Scale: 1:1250 (at A4 size)

Item No: 12

Drawn by: J Brown

Site Area: 0.019 hectares

Site



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

