

## HARROGATE BOROUGH COUNCIL

### PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

**DATE: 26 October 2004**

<b>PLAN:</b> 09	<b>CASE NUMBER:</b> 04/04231/FUL
<b>APPLICATION NO.</b> 6.100.1309.J.FUL	<b>GRID REF: EAST</b> 435150 <b>NORTH</b> 457040
	<b>DATE MADE VALID:</b> 20.08.2004
	<b>TARGET DATE:</b> 15.10.2004
	<b>WARD:</b> Knaresborough East

**APPLICANT:** Mr M White

**AGENT:** A Sharpe Associates

**PROPOSAL:** Erection of replacement shop and conservatory to rear with maisonette above (Site Area 0.021).

**LOCATION:** (Former Hall) 2 Park Place Knaresborough North Yorkshire HG5 0ER

## REPORT

### SITE AND PROPOSAL

2 Park Place is located on the south side of Park Place, which is a narrow no through road, off High Street. The existing building comprises a small shop unit to the ground floor level with a flat above. The building has been vacant for some time, and is in poor condition. There is a lean to extension to the rear of the building and a covered walkway at first floor level connecting the building to 28 High Street, dating from a time the two buildings were in the same ownership.

The application proposes demolition of the existing building, and its replacement to provide a ground floor shop unit, with a conservatory to the rear, and a self contained maisonette above. The proposed new building will be approximately 2.7m higher than the building which it replaces, and approximately 1.9m deeper (excluding conservatory).

### MAIN ISSUES

1. Land Use Principle
2. Impact on the Character of the Conservation Area
3. Residential Amenity
4. Access and Parking
5. Open Space
6. Archaeology

### RELEVANT SITE HISTORY

None

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knarborough

### **Chief Engineer (H and T)**

No objections

### **DLAS - Open Space**

No commuted sum required - replacement dwelling

### **Environmental Health**

Refer to assessment

### **Knarborough Civic Society**

No comments received to date

### **Conservation and Design Section**

Refer to assessment below

### **Heritage Unit of NYCC**

Archaeological watching brief required during construction works

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 24.09.2004

**PRESS NOTICE EXPIRY:** 24.09.2004

## **REPRESENTATIONS**

**KNARBOROUGH TOWN COUNCIL** - The Town Council object to the proposal giving the following reason: "The plans submitted are considered to be inaccurate and fail to correctly show the impact of the proposed works in the Conservation Area. The plans show a disparity on the guttering line and roof pitch between the front and side elevations."

**OTHER REPRESENTATIONS** - Two letters of representation have been received:  
Fletcher Bull & Hetherington, 26 High Street - Wish to object because the development is much larger than the original. "The new structure is shown as being much higher and longer than the original and appears to be no more than 4m distant from our kitchen window. This will almost completely block our light and devalue our property"  
Landlord of 28 High Street - Makes the following observations:  
-Removal of overhead walkway makes sense  
-Concerned to point out that the property has rights of access only over the rear yard of 28 High Street  
-No objection to removal of redundant brickwork from yard  
-Concern over scale of proposed development : "daunting"  
-Concerned over proposed total demolition of 2 Park Place, 28 High Street relies on 2 Park

Place for support, and uncertain if there is a party wall between the two buildings or whether there are separate walls

-Concerns for welfare of tenant of 28 High Street during demolition and construction

-There may be a cellar under rear yard to 28 High Street

-Doubts if additional traffic would cause a problem

-Possible adverse effect on air currents to the rear of 28 High Street effecting dispersal of fumes from hot food takeaway

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken, however all of the adjacent landowners were notified of the application through serving of a notice under Article 6 of the Town and Country Planning Act 1990 on 16th August 2004.

#### RELEVANT PLANNING POLICY

PPG1 General Policy and Principles

PPG3 Planning Policy Guidance 3: Housing

PPG6 Planning Policy Guidance 6: Town Centres and Retail Developments

PPG13 Planning Policy Guidance 13: Transport

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPS02 Harrogate District Local Plan (2001, as altered 2004) Policy S2: Shopping Centres

LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release

LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages

LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

#### ASSESSMENT OF MAIN ISSUES

**1. LAND USE PRINCIPLE** - The site lies immediately adjacent to the designated shopping area of Knaresborough. There is no objection in principle to the replacement of either the shop or the flat under relevant planning policies. The proposal complies with Policies H6 and HX of the local plan in respect of the residential element of the scheme and there is no conflict with Policy S2 of the Local Plan in respect of the retail element of the proposal.

**2. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA** - Policy HD3 of the adopted Local Plan states development which has an adverse effect on the character or appearance of a conservation area will not be permitted. The principle of demolition of the building is dealt with in more detail in the accompanying report on the application for conservation area consent to demolish. The proposed replacement scheme is considered to be acceptable. The proposed shopfront design is acceptable, and the height of the proposed building, whilst higher than the existing, is kept deliberately smaller than the two buildings either side, retaining the character of the street. Traditional materials are proposed in the construction of the new building, with timber shop front and timber windows

in a traditional design. Either reclaimed or traditional clamp bricks are proposed with natural slate to the roof. The rear and side of the buildings are proposed in natural render. Overall this is considered to represent a sympathetic scheme for the replacement of this building, which complies with Policies HD20 and HD3 of the Local Plan.

**3. RESIDENTIAL AMENITY** - The proposed new building is both taller and deeper than the building which currently exists. The upper floors of 28 High Street are understood to be in residential use, and there are windows on the rear elevation of this property overlooking the shared yard adjacent to 2 Park Place. Whilst it is acknowledged that the increase height and depth of the building will have some impact on the light levels to these windows, this has to be balanced with the removal of the covered walkway at first floor level, which currently restricts light and outlook for the upper floors of 28 Park Place. An objection has been received from the occupants of 26 High Street that the increased height and depth of the building blocks light and outlook to their kitchen window. This building is however understood to be in office use, the kitchen serving the business located there. There is therefore not considered to be any objection to the loss of outlook from this window. The proposals are considered to comply with Policy A1 of the adopted Local Plan.

**4. ACCESS AND PARKING** - The property currently has no off street parking there is however on street disk parking on Park Place. The application proposes no alteration to the existing arrangements, and there is no objection from the Council's Highway Engineer.

**5. OPEN SPACE** - The application proposes a single flat, replacing the flat proposed to be demolished and therefore there is no requirement for an open space commuted sum in connection with this development under Policy R4 of the Local Plan.

**6. ARCHAEOLOGY** - The Heritage Unit at North Yorkshire County Council have commented that the site of proposed development lies within the historic core of Knaresborough with potential for the survival of remains of medieval and earlier settlement and activity. Any ground disturbance associated with this development proposal for example excavation of new foundation trenches and installation of new services, may encounter surviving evidence relating to former settlement, industry, and trade within the medieval and later town. A condition is therefore advised, requiring a watching brief in order that any archaeological remains and finds discovered can be identified and recorded.

**CONCLUSION** - The application is considered to be a sensitive replacement scheme within the conservation area, which complies with the relevant planning policies. Approval is recommended, subject to the imposition of the conditions proposed below.

**CASE OFFICER:** Ms Sara Purvis

## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS

- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Prior to the commencement of development , large scale details of all proposed windows and the proposed new shopfront shall be submitted to and approved by the Local Planning Authority and once approved shall be implemented an retained.
- 5 All proposed windows, the new shopfront and the proposed conservatory shall all be constructed in timber and no other material, the finished paint colour to be agreed in writing by the Local Planning Authority, prior to the commencement of development.
- 6 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of the character of the conservation area
- 5 In the interests of the character of the conservation area
- 6 The site is of archaeological interest



**Harrogate**  
 BOROUGH COUNCIL

**Area 2 DC Committee**

**26/10/2004**

App No.: 6.100.1309.J.FUL

Case No.: 04/04231/FUL

Scale: 1:1250 (at A4 size)

Item No: 9

Drawn by: J Brown

Site Area.: 0.02 hectares

Site 

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