

## HARROGATE BOROUGH COUNCIL

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

DATE: 23 November 2004

<b>PLAN:</b> 03	<b>CASE NUMBER:</b>	04/05211/SOSLB
	<b>GRID REF: EAST</b>	434260 <b>NORTH</b> 457390
<b>APPLICATION NO.</b> 6.100.1781.C.SOSLB	<b>DATE MADE VALID:</b>	15.10.2004
	<b>TARGET DATE:</b>	10.12.2004
	<b>WARD:</b>	Knaresborough Scriven

Park

**APPLICANT:** Harrogate Borough Council

**AGENT:** Construction And Building Management

**PROPOSAL:** Listed Building Application for the formation of external access ramp.

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

## REPORT

### SITE AND PROPOSAL

The site comprises Conyngham Hall a Grade II star listed building, which is within the Conservation Area and is located to the south west of Knaresborough. The Hall which was formerly a house is set within large grounds, is owned by the Council and is currently used as offices by the Council.

The proposal is for listed building consent and planning permission for the formation of an external access ramp to the front main entrance, eastern elevation. The proposal is necessary to comply with the Disability Discrimination Act 1995.

The proposal is to create an access ramp immediately to the northern side of the colonnade/portico of the main entrance. There are three existing parking spaces immediately to the northern side of the entrance one of which is reserved for disabled parking. The proposed ramp will form an L shape, approximately 4.6m to the building (this part of the ramp will be formed on the existing tarmac and delineated with lines for use by the disabled) and returning through 90 degree to run along the side of the building for approximately 6.3m passing in-between the front elevation and the colonnade. The access ramp that is parallel with the main building will be constructed of York Stone paving to match the existing. The access ramp will be approximately 1m in width where it is parallel with the building. The three parking spaces will be retained and the position of two will be slightly modified.

The Council's Chief Engineer (Construction and & Building Management) has indicated that the ramp will be constructed of York Stone and the surface will be "tooled" to form a non slip surface as required by Building Control.

## **MAIN ISSUES**

1. Impact on the Listed Building and Conservation Area.
2. Design.

## **RELEVANT SITE HISTORY**

None relevant to this application.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knareborough

### **Ancient Monuments Society**

No adverse observations but questions the materials for the surface of the ramp.

### **Georgian Group**

No comments received

### **York Georgian Society**

No objections

### **Victorian Society**

No comments received

### **Soc for the Protection of Ancient Bldgs**

No comments received

### **English Heritage**

Do not wish to make any representations.

### **Knareborough Civic Society**

No comments received

### **Conservation and Design Section**

No objections. The application is based on detailed discussions and modifications.

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 19.11.2004

**PRESS NOTICE EXPIRY:** 19.11.2004

## **REPRESENTATIONS**

**KNARESBOROUGH TOWN COUNCIL** - None at the time of writing the report.

**OTHER REPRESENTATIONS** - None.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

## RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles  
LPHD01 Harrogate District Local Plan (2001, as altered 2004) Policy HD1: Statutory list of buildings of special architectural or historic interest  
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  
PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

## ASSESSMENT OF MAIN ISSUES

**1. IMPACT ON THE LISTED BUILDING AND CONSERVATION AREA** - In relation to this application the issues to consider are. Will the proposed development preserve the listed building or any features of special architectural or historic importance which it possesses? Will the development preserve or enhance the character or appearance of the Conservation Area?

The proposed ramp is of a modest and simple design and it will not necessarily preserve or enhance the character or appearance of the Conservation Area or the listed building.

However in terms of the Council's requirements to ensure that access to public buildings complies with the Disability Discrimination Act 1995 there is a clear need to comply with such legislation. There are therefore special circumstance in terms of the above Act that override the planning requirements of listed buildings and Conservation Areas and therefore in reaching the decision on this application more weight should be attached to the need to provide access for the disabled.

**2. DESIGN** - In terms of the design of the ramp it is of a simple design and the use of the proposed materials of matching stone paving slabs is considered to be acceptable from a planning standpoint.

**CONCLUSION** - The proposal is considered to be acceptable and it is recommended that planning permission and listed building consent be granted subject to conditions.

However because Conyngham Hall is Grade II star and owned by the Council the application must be referred to the Regional Office of the Deputy Prime Minister for his consideration.

**CASE OFFICER:** Mr P Jewkes

## 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
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS



