

## HARROGATE BOROUGH COUNCIL

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

**DATE: 23 November 2004**

<b>PLAN:</b> 09	<b>CASE NUMBER:</b> 04/03336/LB
	<b>GRID REF: EAST</b> 444310 <b>NORTH</b> 458047
<b>APPLICATION NO.</b> 6.96.162.C.LB	<b>DATE MADE VALID:</b> 29.06.2004
	<b>TARGET DATE:</b> 24.08.2004
	<b>WARD:</b> Ouseburn

**APPLICANT:** Mr C Magson

#### **AGENT:**

**PROPOSAL:** Listed Building application for renovation, including demolition and extension, of 3 terraced and 2 semi-detached dwellings with internal and external alterations.

**LOCATION:** Werribee Cottage & Attached Derelict Cottages (Formerly Rose Cottages)  
High Street Whixley York North Yorkshire

#### **REPORT**

##### **SITE AND PROPOSAL**

The cottages, formerly known as Rose Cottages, lie derelict to the west side of the High Street, Whixley, on the junction with Church Street. A group of vernacular buildings, a mix of brick, cobble and render, were listed as Grade II in January 2004. To the rear of the cottages lies another two storey cottage curtilage building, and a number of smaller outbuildings. The cottages lie within the Whixley Conservation Area.

It is proposed to renovate and extend the listed cottages to provide three small residential units, one three-bed and two two-bed, each with a small yard area to the rear. An existing lean-to out-building (4.9 x 2.3m) to the side of unit 3 is to be replaced with a larger extension measuring 5.4 x 3.8m. It is proposed to repair the existing Yorkshire sliding sash windows, re-roof the buildings in clay pantiles and to hack off the existing render and replace with a lime based roughcast render. The two storey curtilage cottage to the rear is to be extended by way of a two storey extension to the front and single storey extension to the side to provide a three bedroom dwelling with amenity space and a garage. Existing features are also proposed to be retained.

Since the application was submitted amended plans have been submitted with design changes. Interested parties have been re-notified and the expiry date for representations is 14th November.

##### **MAIN ISSUES**

- 1 Policy/Principle
- 2 Impact on Listed Buildings

## **RELEVANT SITE HISTORY**

03/05888/FUL - Renovation and extension to 3no. terraced cottages, two storey extensions & alterations to 1no cottage, erection of 1no single garage and erection of 1 no. detached dwelling and new vehicular access. WDN 23.01.2004

03/05886/CON - Conservation Area application for the demolition of outbuildings. Pending decision.

04/03330/FUL - Renovation and extension of 3 terraced and 2 semi-detached cottages, erection of 1 detached dwelling (site area 0.03ha) and block of 3 garages, formation of vehicular access and felling of 1no conifer tree within Whixley Conservation Area. Pending decision.

## **CONSULTATIONS/NOTIFICATIONS**

### **Ancient Monuments Society**

No comments received

### **Georgian Group**

No comments received

### **York Georgian Society**

No objection so long as window and door details match period patterns, garden areas should be landscaped, no PVC should be used and all new walling should match original types including sizes, colour, pointing and copings.

### **Victorian Society**

No comments received

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

No comments received

### **Parish Council**

Whixley

### **Conservation and Design Section**

No comments received

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 30.07.2004

**PRESS NOTICE EXPIRY:** 30.07.2004

## **REPRESENTATIONS**

**WHIXLEY PARISH COUNCIL** - Objects to the proposal on the following grounds.

- The plans are inaccurate, accurate plans requested
- Proposed dwelling is only 1.75m away from The Old Malt Kiln and appears to be higher than that dwelling. Loss of light to that dwelling will result
- Conversion of cottages does not provide satisfactory level of residential amenity
- No off-street parking provided for one of the cottages, general concern over parking in the

#### village

- New dwelling unacceptable infill within the conservation area
- New dwelling would have adverse effect on the listed buildings
- New dwelling out of scale with the surrounding buildings
- Contrary to policy HD20 (criterion a,b,c,d,g,i)

**OTHER REPRESENTATIONS** - None.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD01 Harrogate District Local Plan (2001, as altered 2004) Policy HD1: Statutory list of buildings of special architectural or historic interest

#### ASSESSMENT OF MAIN ISSUES

**1. IMPACT ON LISTED BUILDING** - Policy HD1 does not permit development where it would have an adverse effect on the character, physical fabric or setting of a listed building. The cottages are derelict and badly need renovation. Although modest they are an important part of the conservation area and streetscene and their re-use will ensure that they continue to contribute to the character of the conservation area. As much of the physical fabric of the buildings is to be retained and existing features are to be retained or repaired including the Yorkshire sliding sash windows. The extension to unit 3 would be double the size of the existing lean-to. It is to be in the same style as the existing and would provide a kitchen, ensuring that the building can be reused as a dwelling. The existing render on the buildings is to be replaced with a more suitable mix. No objections have been raised to their renovation and details of repairs and replacements can be conditioned. The proposal complies with policy HD1.

**CONCLUSION** - The proposal represents an opportunity to bring back into use a group of vernacular listed buildings. The application is therefore recommended for approval subject to conditions.

**CASE OFFICER:** Mrs L Drake

#### RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5 years
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 7.10.2004
- 3 Prior to the commencement of development samples of the materials to be used for the extensions to units 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority.
- 4 Large scale sectional details (1:5, 1:10, 1:20 as appropriate) shall be provided of any

- new door and windows, in particular the head of the front door to Unit 3, and the doors and windows concerned shall be formed in strict accordance with the details as approved by the Local Planning Authority.
- 5 Prior to the commencement of development a schedule of the windows to be repaired or replaced shall be provided and approved in writing by the Local Planning Authority. The works to the listed buildings shall then be carried out in accordance with that schedule.
  - 6 All new or replacement rainwater goods and any other new or replacement external pipework shall be of cast iron constructed unless otherwise approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved.
  - 7 The proposed rooflights to Unit 2 shall be conservation style set flush in the roof plane and once installed shall thereafter be retained in that form.
  - 8 Prior to the commencement of development details of the proposed new insulation, roof ventilation, mechanical extracts, SVP's and boiler flues shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with those details.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 To ensure that the proposed development is in keeping with the character and appearance of the listed building.
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**Harrogate**  
BOROUGH COUNCIL

**Area 2 DC Committee**

**23/11/2004**

App No.: 6.96.162.C.LB

Case No.: 04/03336/LB

Scale: 1:1250 (at A4 size)

Item No: 9

Drawn by J Brown

Site Area: 0.11 hectares

Site



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