

63/04(06)

CASE NUMBER: 04/04573/CON
GRID REF: EAST 434910 NORTH 456534

APPLICATION NO.: 6.100.2400.A.CON

LOCATION:

Meat And Poultry Processing Factory Waterside Knaresborough North Yorkshire

PROPOSAL:

Conservation Area application for the demolition of the Meat and Poultry Processing Factory.

APPLICANT: R H Holmes Esq

This application was APPROVED contrary to the Officer's recommendation for the following reason:-

A satisfactory replacement scheme exists, therefore the proposal to demolish the existing buildings is not contrary to Policy HD3 of the adopted Harrogate District Local Plan and the advice contained in PPG15

And subject to the following conditions:-

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 14.12.2004
- 2 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

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

JUSTIFICATION FOR GRANTING CONSENT:

In granting Conservation Area Consent the local planning authority has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of alterations extension or demolition, all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and the observations of any statutory or non-statutory consultee, Amenity Society and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the proposal would not give rise to any unjustified consequences for the character and appearance of the Conservation Area.

(UNANIMOUS DECISION)