

HARROGATE BOROUGH COUNCIL

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

DATE: 18 January 2005

PLAN: 02	CASE NUMBER: 04/00912/LB
APPLICATION NO. 6.101.12.Y.LB	GRID REF: EAST 438360 NORTH 456050
	DATE MADE VALID: 17.02.2004
	TARGET DATE: 13.04.2004
	WARD: Ribston

APPLICANT: The Senad Group Ltd

AGENT:

PROPOSAL: Listed Building application for various internal alterations including the erection of polycarbonate sheeting to protect windows, raising of chandeliers, replacement of existing wall lights; and erection of boundary fences and gates.

LOCATION: Goldsborough Hall Church Street Goldsborough Knaresborough North Yorkshire HG5 8NR

REPORT

SITE AND PROPOSAL

This application was considered at the Area 2 Development Control Committee on 14 December 2004 when members were minded to refuse the application contrary to the planning officer's recommendation as they considered that the proposal would have an adverse effect on the listed building and the setting of the conservation area.

Cabinet Member - support members views for the reasons given at the meeting.

Solicitor - comments will be given verbally at the time of the committee.

Officers verbally reported the receipt of additional letter of objection at the Area 2 Development Control Committee on 14 December 2004. This information related to the additional 30 letters of objection received, which did not raise any new issues. No further letters of objection have been received at the time of writing the report. In addition it was also reported at the last meeting that the location of the hard play area and the type of fence surrounding it had also been altered and amended plans received. Fence Type E would be of a wire mesh design.

No further letters of objection have been received at the time of writing the report, no additional information has been received from the applicant.

Goldsborough Hall is set in extensive grounds and was built in c1625. The Hall is Grade II * listed and its historic importance is in part derived from its relationship with other buildings

within Goldsborough which include the church of St Mary's, Goldsborough Hall Cottages and Stansfield Court.

The proposals associated with the Listed Building application include fixing wire mesh on the inner face of the existing low estate fencing replacing existing wire mesh. Entrance gates are also proposed which seek to replicate the low estate fencing. Fence Type A is proposed in and around the wooded areas of the site. This fencing is approximately 2 metres in height and of a horizontal design typical of higher deer estate fencing and reflecting the existing low estate fencing, with wire mesh on the inner face.

Fences C and D are simple unobtrusive vertical metal fencing to be used in small amounts in various locations on the site. Fence D will be situated adjacent to a ledge in front of the garden room and fence C will surround the sun-dial.

Internal works are varied and include the removal of cupboards and alterations to doors, as well as replacing light fittings and raising chandeliers where necessary. Other works include erecting polycarbonate sheeting over part of the large staircase window and on 2nd floor window using clear silicone sealant and on the front 2nd floor window. Netting will be fitted inside the stairwells by means of a wooden batten screwed into the ceiling and base, the netting poles will be fixed to the batten. Similarly a batten will be fixed above the panelling for the padding to be fixed in the soft play room - the padding will not be fixed into the wooden panelling.

MAIN ISSUES

1. Policy/Land Use
2. Character And Setting Of Listed Building and Visual Amenity of the Area
3. Impact on the Fabric of the Listed Building

RELEVANT SITE HISTORY

6.101.12.X.DVCON - Variation of Condition no 3 of planning permission 6.101.12.M.PA to state the premises shall only be used for a use falling within Class C2 of The Town & Country Planning (Use Classes) Order 1987: Pending Consideration 2004

6.101.12. Z.FUL - Erection of boundary fence and entrance gates, formation of children's hard play area, installation of children's play equipment, and formation of increased hardstanding within existing car park: Pending Consideration 2004

6.101.12.W.LB and V.FUL - Erection of extensions to existing building to form new laundry facilities and internal bathrooms: PER 1986

6.101.12..PA - Single storey link between Garden House and Dower House: PER 1985

6.101.12.O.PA - Single storey annex to be used as a nursing home: PER 1984

6101.O.LB and M.PA - The conversion of an existing private dwelling into a residential/nursing home: PER 1982

CONSULTATIONS/NOTIFICATIONS

Ancient Monuments Society

No comments received

Georgian Group

Concerned that interior detailing could be damaged and would prefer to see the soft playroom located to a less important room

Director of HIC - fao S Quinn DDHIC

No comments received.

Victorian Society

No comments received

Soc for the Protection of Ancient Bldgs

Concern not for the proposals, but for the conservation and repair of the existing fabric. Concerned about the fixing of the padding in the soft playroom and the polycarbonate sheeting.

Parish Council

Goldsborough - See representations.

English Heritage

Following amended plans do not wish to make any representations on this occasion.

Conservation and Design Section

See Report

D.L.A.S Arboricultural Officer

See Report

York Georgian Society

Fixtures and fitting should be done sensitively, fencing should be black or green, period fitting should be stored and recorded.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 19.03.2004

PRESS NOTICE EXPIRY: 19.03.2004

REPRESENTATIONS

GOLDSBOROUGH PARISH COUNCIL -

Setting aside the fact the PC has been unable to make an internal inspection, the view is taken that in general terms the works described in the application (i.e. the erection of polycarbonate sheeting to protect windows; raising of chandeliers; replacement of wall lights and creation of 'soft play' area) may not result in permanent harm to the fabric or features of the building.

Following revised plans to the external works:

The setting of the Listed Building; the character and appearance of the Conservation Area; the amenity of the area generally and the amenity of nearby residential properties will be affected by the perimeter fencing, the new location of the hard play area with associated loss of trees and shrubs. There is concern regarding the low entrance gate, when higher perimeter fencing is required for security.

OTHER REPRESENTATIONS -

Over 500 representations were received for the three associated applications relating to this site. In addition application 6.101.12.Y.LB received a petition signed by 331 people. The representations received for each application cross-refer to all three applications with many of the objections stating that the applications contravene Harrogate District Local Plan Policies. The main issues, which generate most concern are residential amenity, visual amenity, the internal alterations, the impact on the landscape character, the impact on the village character, the proposed residents behaviour, the impact of increased traffic, the impact of the proposals on the conservation area and the impact of the proposal on the listed building.

The following information relates to all the representations received which specifically mention or refer to what it is that has caused the concern. The main areas of concern for this application 6.101.12.Y.LB are the Fencing, Traffic increase, Impact on the Grade II * Listed Building, Impact of the internal alterations, Impact on the surrounding landscape, Impact on visual amenity, Impact on residential amenity, Behaviour of the proposed residents and Impact on the character of the village.

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

SPE4 North Yorkshire County Structure Plan Policy E4

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. POLICY/LAND USE - The Hall and its grounds are outside the village development limits adjacent to the village of Goldsborough and within the Goldsborough conservation area. The Hall was originally a private residence, but the most recent use was of a residential nursing home for which various internal works were also undertaken, which also included the erection of an additional wing 1984 (Garden Room).

Proposals for listed building works are to be assessed against Harrogate District Local Plan Policy HD1, which reflects the advice in PPG 15 and amplifies Structure Plan Policy E4. Policy HD1 states that development will not be permitted where it would have an adverse affect on the character, physical fabric or setting of a listed building. When considering applications for alterations, extensions or changes of use to listed buildings or for development affecting their setting, the overriding considerations will be the maintenance of the special architectural and historic interest of the original building.

The Hall and its grounds are outside the village development limits adjacent to the village of Goldsborough and within the Goldsborough conservation area. The Hall was originally a private residence, but the most recent use was of a residential nursing home for which various internal works were also undertaken, which also included the erection of an additional wing in 1984 (garden house). Issues regarding residential amenity are addressed in application 6.101.12.Z.FUL.

Local Plan Policies C2, and C15 relate to proposals within the countryside, and Local Plan Policies HD3 and A1 seek to preserve the character and appearance of the conservation area, visual amenity of the area and residential amenity. Policy HD13 relates to the protection of the districts trees and woodland area.

2. IMPACT ON THE CHARACTER AND SETTING OF THE LISTED BUILDING AND VISUAL AMENITY OF THE AREA.

Fencing

The fencing proposals would not harm the character, physical fabric or setting of the listed building, the conservation area or the countryside. It is proposed to retain the existing low 'estate' fencing and to design the new fencing (type A) and entrance gates to match. The low 'estate' type fencing would predominate around the site and therefore the principle views into and out of the site would not be significantly altered. Additional wire mesh will be added to the inner face of the low 'estate' fencing, which is acceptable because this already has wire mesh on the existing fencing which is not overly visible.

The amount of higher fencing (Fence Type A) has been significantly reduced from the originally submitted plans. It would not significantly affect views into or out of the site as it would be located on the periphery of the site and within the more wooded areas to the west and east of Goldsborough Hall grounds (still allowing access to the church). Fence type A is more typical of higher deer estate type fencing and it also reflects the lower fencing in the more visually important areas of the site. In addition the fencing would be seen against a backdrop of trees and foliage and would not be intrusive, therefore the fencing would not harm the character or appearance of the countryside or conservation area, or visual amenity of the area. The fencing would not harm the trees on site.

The entrance gates and fence being of a sympathetic design reflecting the existing low fencing would not detract or compete with the walls and piers of the original entrance, but it is considered that this element should be free from wire mesh to enhance the entrance.

Although located around the sun-dial, Fence Type C is of a simple vertical design and would be capable of being removed in the future. Fence Type D is of a similar design to be used near the 1984 Garden Room would improve safety near the ledge. The design of this fencing would not harm the setting or character of the Listed Building, the character of the countryside or visual amenity of the area as both would be used in smaller amounts and are of an unobtrusive design and easily removable.

Fence Type E would be used to enclose the hard play area, being of a wooden design this is sympathetic to the area, a landscape scheme around the edge of the site near the proposed hard play area would screen this element and add to the age and diversity of the woodland area and due to the above would not harm the setting of the listed building, the character of the countryside or visual amenity of the area.

3. IMPACT ON THE PHYSICAL FABRIC OF THE LISTED BUILDING - The internal alterations clearly affect the visual appreciation of some of the rooms and spaces. However, the most important aspect is to ensure that the proposed works are as reversible as possible and do minimum damage to the fabric of the Listed Building.

Polycarbonate sheeting, Padding and Netting

The fixing of the polycarbonate sheets with clear silicone dabs is an acceptable method of protecting sensitive windows which has been done elsewhere in the district, which does minimal harm to the historic fabric and is unlikely to cause harm to the stone mullions. The timber battens in the soft playroom would not be fixed to the panelling, and overall this element is reversible and the panelling retained in tact. The netting to protect the stairwell is considered to be as sensitive as possible, again with most fixings being placed on wooden battens.

Lights

The raising of the chandeliers may look inappropriate if raised too high, however this element could be conditioned to ensure that plans are received and the height they are raised are not too high. The replacement of the other lights with the ones proposed lights is not objectionable; the existing lights are not considered to be of any significant historical importance.

Internal alterations

In addition there have already been significant alterations within existing rooms by way of separate annexed bathrooms during the Halls lifetime as a Care Home, which also have an immediate impact on the visual appreciation of the Hall. However, this application involves the removal of a number of small bathrooms and helps to restore the Hall more to its original plan and is an improvement. Alterations to the floor plans and other works within the historic building are minimal and are acceptable. Most changes involve the later extensions, which are not of special interest.

The internal alterations can be easily removed and the minimum fixings proposed rectified, the visual objections to these internal alterations are not sufficient to refuse the application.

CONCLUSION - Securing the upkeep of historic buildings is usually best achieved by keeping them in active use. The Council's Policy for Listed Buildings (HD1) is permissive towards new uses provided that they do not result in unacceptable alterations to the building or are unacceptable in the wider planning context. Overall it is considered that a minimal and sensible approach has been taken to the modifications needed for the proposed new use and that these are largely reversible. The proposal accords with National Planning Guidance contained within PPG1, PPG15, Regional Policy contained within North Yorkshire Structure Plan Policy E4 and in terms of impact upon the character and setting of the listed building Harrogate District Local Plan Policies HD1.

CASE OFFICER:

Mrs K Williams

RECOMMENDATION

That the application be NOTIFIED TO SECRETARY OF STATE under Section 13(1) of Planning (Listed Building and Conservation Areas) Act 1990 and application be approved if

SoS does not call-in application for own determination, subject to following conditions:

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 26.04.04, 05.07.04, 15.07.04 and letter of 29.11.2004 and as modified by the conditions of this consent.
- 3 All proposed new metal fencing shall be coloured black or dark green the type and colour of which shall be submitted in writing to the Local Planning Authority. Following this a sample panel of Fence Type A and the wire mesh shall be erected on the site for the written approval of the local planning authority prior to the commencement of development. Thereafter the development shall be carried out as approved.
- 4 Notwithstanding the submitted details the wire mesh on the front entrance gates and fencing shall be omitted and thereafter retained as such unless otherwise approved in writing by the Local Planning Authority.
- 5 The internal alterations hereby approved, which include the padding, netting to the stairwell, polycarbonate sheeting to windows and light fittings shall be removed and made good if the Senad Group cease to occupy the building unless otherwise approved in writing by the Local Planning Authority.
- 6 All fixtures and fittings that are removed as part of the proposals hereby approved shall be recorded and stored to be reinstated if the Senad Group cease to use the building as a residential school.
- 7 Prior to the commencement of the development hereby permitted, the following drawings and details shall be submitted to and shall have been approved in writing by the Local Planning Authority:

- i) Raising the height of the chandeliers

The development shall thereafter not be carried out otherwise than in full compliance with the approved details.

Reasons for Conditions:-

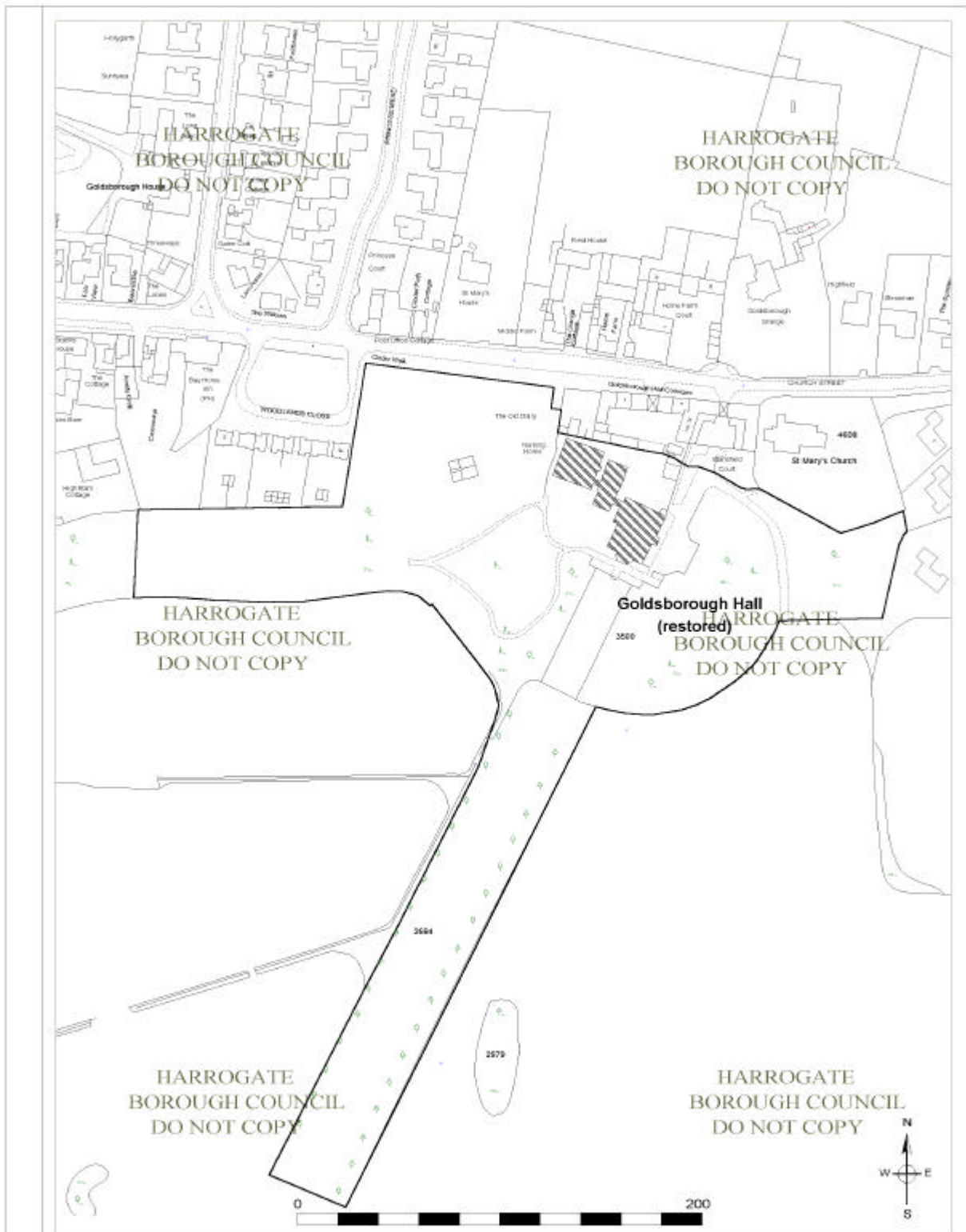
- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD04XR IN THE INTERESTS OF VISUAL AMENITY
- 4 CD04XR IN THE INTERESTS OF VISUAL AMENITY
- 5 CD04XR IN THE INTERESTS OF VISUAL AMENITY
- 6 CD04XR IN THE INTERESTS OF VISUAL AMENITY
- 7 In the interests of visual amenity and in order to harmonise with the existing building.

INFORMATIVES

- 1 Trees on the site to which this permission relates are within a Conservation Area and may not be lopped, topped or felled without 6 weeks prior written Notice having been served on the Borough Council, unless the tree work has already been approved under cover of a planning permission which is being implemented. Any person undertaking work to trees in a Conservation Area without Notice or planning approval

is liable to prosecution. Forms are available from the Councils' Department of Technical Services on which to give Notice of an intention to carry out tree work in a Conservation Area.

Some of the trees on the site to which this permission relates are subject to a Tree Preservation Order and may not be lopped, topped or felled without the prior written consent of the Borough Council, unless tree work has already been approved under cover of a planning permission, which is being implemented. Any person undertaking work to protected trees without written consent is liable to prosecution. Application forms are available from the Council's Department of Technical Services.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

18/01/2005

App No.: 6.101.12.Y.LB

Case No.: 04/00912/LB

Scale: 1:2500 (at A4 size) Item No: 2

Drawn by J Brown

Site



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

