

HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

PLAN: 01	CASE NUMBER: 04/05827/LB
	GRID REF: EAST 434890 NORTH 457045
APPLICATION NO. 6.100.1697.C.LB	DATE MADE VALID: 22.11.2004
	TARGET DATE: 17.01.2005
	WARD: Knaresborough King

James

APPLICANT: Knaresborough Working Mens Club

AGENT: Mr S Whiteley

PROPOSAL: Listed Building application for the removal of windows and replacement with rendered panels to Kirkgate elevation.

LOCATION: 25 Kirkgate Knaresborough North Yorkshire HG5 8AD

REPORT

This application has been referred to A2DCC at the request of the Chairman

SITE AND PROPOSAL

The application site is located on the south side of Kirkgate, and comprises a three storey rendered building with attached flat roofed brick extension. This brick extension has three windows in the roadside elevation. It is proposed to remove the windows and replace them with recessed rendered panels. The building is Grade II listed.

MAIN ISSUES -

1. Effects on Listed Building
2. Effect on Conservation Area
3. Effects on Streetscene

RELEVANT SITE HISTORY

6.100.1697.LB - Erection satellite dish: Approved 02.12.1993.

6.100.1697.A.ADV - Display of 1 no. internally illuminated projecting sign, 1 no. non-illuminated fascia sign and 1 no non-illuminated 'V' shaped projecting sign: Refused 06.12.1999.

6.100.1697.B.LB - Signs as above: Refused 06.12.1999.

CONSULTATIONS/NOTIFICATIONS

Ancient Monuments Society

No reply

Georgian Group

No reply

York Georgian Society

No objections but prefer brick fair faced infill than render which would invite graffiti

Victorian Society

No reply

Soc for the Protection of Ancient Bldgs

No reply

Parish Council

Knaresborough

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 31.12.2004

PRESS NOTICE EXPIRY: 31.12.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Object the proposed works will create a blank wall, which will become discoloured over time, that will detract from the visual appearance of the area.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- 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
- SPE4 North Yorkshire County Structure Plan Policy E4
- SPGCKN Supplementary Planning Guidance: Knaresborough Conservation Area Statement

ASSESSMENT OF MAIN ISSUES

1. EFFECTS ON LISTED BUILDING - The building is brick and the infill treatment proposed is render. Render exists to either side of the brick building and there is plenty of render in the locality. It is understood render is proposed as it could be difficult to find a matching brick. Whilst the Town Council object and the York Georgian Society raise comments about the use of render, given the widespread use of render in the locality it is difficult to resist. The render is to be set back in reveals of 25mm, 75mm would be better in visual terms. This has been discussed with the agent who expressed concern that a 75mm set back would result in only single skin infill rather than double. Given that the building is listed it is considered that a condition should be added to ensure the deeper reveal is provided. On this basis the proposal is considered acceptable in terms of its effects on the listed Building #

2. EFFECTS ON CONSERVATION AREA - The proposal is considered acceptable in terms of effects on Listed Building.

3. EFFECTS ON STREETSCENE - The proposal is considered acceptable in terms of effect on streetscene.

CONCLUSION - The proposal satisfies the relevant policies of the development plan and approval is recommended.

CASE OFFICER:

Mrs N M Waddington

RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 The finish and colour of the render shall match that of the principal building.
- 4 Notwithstanding the submitted details and the terms of condition 02 above, the rendered panels shall be set back a minimum of 75mm from the external face of the walls to form reveals, unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD12A MATCHING MATERIALS
- 4 CD05R VISUAL AMENITY

