

## HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

<b>PLAN:</b> 11	<b>CASE NUMBER:</b> 04/06505/LB
<b>APPLICATION NO.</b> 6.80.27.F.LB	<b>GRID REF: EAST</b> 444850 <b>NORTH</b> 461840
	<b>DATE MADE VALID:</b> 22.12.2004
	<b>TARGET DATE:</b> 16.02.2005
	<b>WARD:</b> Ouseburn

**APPLICANT:** Mr D Biggin

**AGENT:**

**PROPOSAL:** Listed building application for the erection of 1 detached dwelling including alterations to existing garden wall (site area 0.06ha).

**LOCATION:** Prospect Farm House Main Street Great Ouseburn York North Yorkshire YO26 9RQ

## REPORT

### SITE AND PROPOSAL

See full planning application report reference 6.80.27.E.FUL on this Agenda.

### MAIN ISSUES

1. Impact on the Listed Building its Setting and the Conservation Area.

### RELEVANT SITE HISTORY

Concurrent planning application for dwelling reference 6.80.27.E.FUL.

## CONSULTATIONS/NOTIFICATIONS

### Ancient Monuments Society

No comments received

### Georgian Group

No comments received

### York Georgian Society

Regrets the loss of the historic walled garden. No objections to the external design of the proposed dwelling.

### Victorian Society

No comments received

### Soc for the Protection of Ancient Bldgs

No comments received

**Parish Council**

Great Ouseburn: No objections.

APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 04.02.2005

**PRESS NOTICE EXPIRY:** 04.02.2005

REPRESENTATIONS

**GREAT OUSEBURN PARISH COUNCIL** - No objections.

**OTHER REPRESENTATIONS** - None.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - See full planning application report on this Agenda.

Conservation Officer comments: I feel that the building may appear to be "squeezed in" and thus detract from the setting of the listed building. Impact on the existing curtilage with the loss of a large part of the side garden. No detailed design criticisms of the proposed dwelling. Considers that the issues are finely balanced and if the dwelling could be relocated further away from the listed building and the consequent loss of trees were not insuperable then I feel that the balance might change in favour of approval.

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

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

LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas

LPHD12 Harrogate District Local Plan (2001, as altered 2004) Policy HD12: Amenity Open Space

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

**ASSESSMENT OF MAIN ISSUES**

**1. IMPACT ON THE LISTED BUILDING AND ITS SETTING AND THE CONSERVATION AREA** - In considering proposals which require listed building consent the Local Planning Authority must have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses. Similarly in considering proposals which affect a conservation area the Local Planning Authority is required to have special regard to the desirability of preserving or enhancing

the character and appearance of the conservation area.

Furthermore, Policy HD3 states that: "Development which has an adverse effect on the character or appearance of the conservation area will not be permitted and this includes the following forms of development: B)-The erection of buildings out of scale with their surroundings. C) Proposals involving the loss of open space, which contributes to the character of the conservation area."

Also Policy HD12 seeks to safeguard open sites within settlements, which seek to make a significant contribution to the visual amenity and character of the settlement. The Local Plan indicates at paragraph 6.65 that "Amenity open spaces may or may not have public access."

The proposed single storey part of the dwelling will be located approximately 1m from the north eastern corner of Prospect Farm and the two storey part of the dwelling will be approximately 4.4m from Prospect Farm, which is a Grade II listed building. The proposal will also require the removal of part of the garden wall, which surrounds the site and is clearly within the curtilage of the site. Having carefully assessed the proposed development it is concluded that the development will not

The proposed single storey part of the dwelling will be located approximately 1m from the north eastern corner of Prospect Farm and the two storey part of the dwelling will be approximately 4.4m from Prospect Farm, which is a Grade II listed building. The proposal will also require the removal of part of the garden wall, which surrounds the site and is clearly within the curtilage of the site. Having carefully assessed the proposed development it is concluded that the development will not preserve the building or its setting and will not enhance the character and appearance of the conservation area. Similarly the site comprises the garden area of Prospect Farm, which contributes in a positive way to the character of this particular village and to grant planning permission for a dwelling on this site would be contrary to the aims of Policies HD3 and HD12.

It is therefore concluded that the proposed development would be contrary to Policies HD12, HD1, HD3 HD20 and A1.

**CONCLUSION** - It is therefore recommended that the application be refused for the reason indicated at the end of the report.

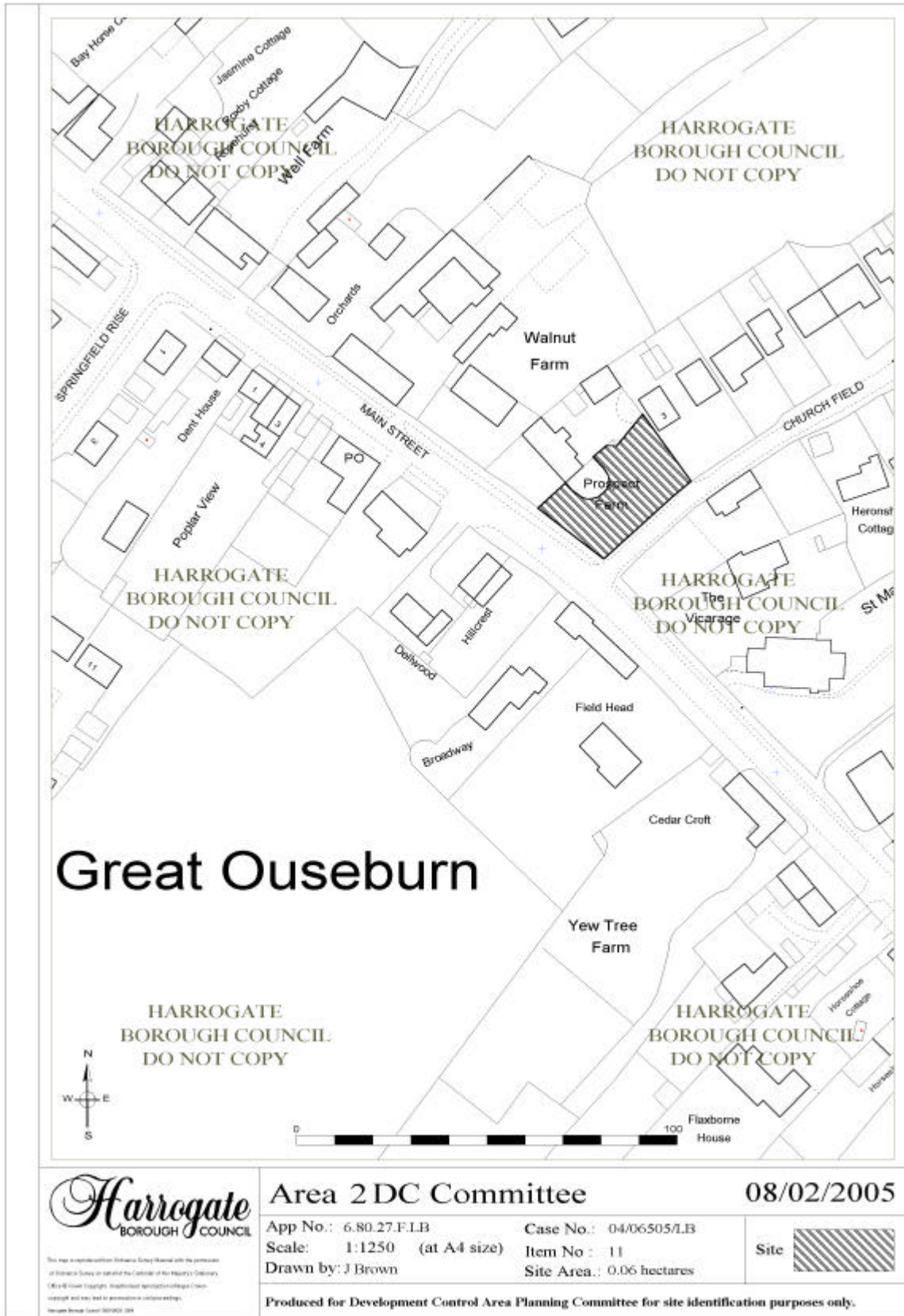
**CASE OFFICER:** Mr P Jewkes

## RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 It is considered that the proposed dwelling in this particular location would not preserve the listed building or its setting and will not enhance the character and appearance of the conservation area contrary to Harrogate District Local Plan Policies HD1, HD3, HD12 and HD20 and North Yorkshire Structure Plan Policy E4.





*Harrogate*  
 BOROUGH COUNCIL

**Area 2 DC Committee**

**08/02/2005**

App No.: 6.80.27.F.LB

Case No.: 04/06505/LB

Scale: 1:1250 (at A4 size)

Item No.: 11

Drawn by: J Brown

Site Area.: 0.06 hectares

Site



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