

WALKER
MORRIS

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The Director of Technical Services
Harrogate Borough Council
Department of Technical Services
Knapping Mount
West Grove Road
Harrogate
HG1 2AE
FAO Mr M Warden

Our ref SAN/488/1

Your ref

25 May 2005

Dear Sir

PCPA 2004

**Proposed Conversion of Outbuildings to Form 1 no Dwelling including Retention of
Reconstructed Former Byre and Demolition of Utilitarian Outbuildings and Indigenous
Landscaping**

Mr Sanders of Red House Farm, Harrogate, instructs me in this matter pursuant to a grant of planning permission ref 6.141.147.A.FUL dated 12 August 2003 and a subsequent and most unfortunate situation.

The application is submitted promptly and in good faith in response to enquiries from your Officers. All works have stopped on site in accordance with Officers advice and requests. The submission seeks to regularise the current situation, with respect to the part implemented project. Discussions with your Messrs Warden and Gill, including a substantive on site meeting in April, have been held with a view to progressing a most unfortunate occurrence that has arisen on site and which has severe financial and personal well being implications for my client.

It is accepted that the middle byre section has been rebuilt, which was not sanctioned by the terms of the planning permission referred to above. Regrettably, this was as a result of unauthorised work by the contractors, JB Building Contractors, who have been dismissed and are now subject to litigation by my client. Neither my client nor the Architects, David R Bamford Assocs, instructed the contractors to rebuild the centre byre and this regrettable and exceptional situation is a cause of much distress and anxiety to Mr Sanders. It is understood that JB Building Contractors position is that it took down the roof and timbers to the byre on heath and safety grounds. My client would be willing to meet with any Officers or Members to explain and consider this further as appropriate and is committed to ensuring the highest quality of development.

Please find enclosed the following documentation, which together with this letter comprises the formal application;

- 5 no copies of your completed application form including agricultural holding statement and Article 7 certificate
- 5 no copies of the following drawings;

- (i) Location Plan @ 1:1250 scale showing site bounded in red
- (ii) Drawing No 2 - Proposed Plans and Elevations
- (iii) Drawing No 3 - Site Development Plan

- A cheque to the value of £265 being the appropriate planning fee

The application is predicated on a review of the approved scheme and the current situation on site. It has the following benefits;

- It is of a good and appropriate design being led by an experienced RIBA architect
- It involves minimal changes to the existing principal range of buildings
- It removes unsightly buildings which are currently unattractive and prejudicial to the openness and visual amenities of the Green Belt
- It includes a very tightly drawn residential curtilage which is beneficial to Green Belt openness and visual amenities in comparison to the existing situation
- It will not foster encroachment into the Green Belt and countryside
- It will promote good stewardship of an existing building which should be better used as a physical resource
- It is located with good public transport options to Harrogate and Leeds
- It will not be detrimental to vehicular convenience and safety

I would ask you to consider these points carefully in order that this attractive development can be completed. I would ask you to consider whether it would be expedient and in the public interest to fetter the completion of the project given the unfortunate position my client finds himself in. I hope you will agree that this is an exceptional circumstance, which should not unfairly prejudice my client's intentions in refurbishing his property.

Should any matters arise please do not hesitate to contact me here at Kings Court.

Yours sincerely

Stephen Sadler
Head of Planning Unit

