

HARROGATE BOROUGH COUNCIL

PLANNING AREA3 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 2 December 2003

PLAN: 06	CASE NUMBER: 03/05419/FUL
APPLICATION NO. 6.79.6591.H.FUL	GRID REF: EAST 430205 NORTH 455150
	DATE MADE VALID: 05.11.2003
	TARGET DATE: 31.12.2003
	WARD: Low Harrogate

APPLICANT: Dacre Son And Hartley

AGENT: Carey Nieman Architects

PROPOSAL: Demolition of existing buildings at 17 Albert Street/8 Johns Street and erection of three storey building to provide offices (Use Class A2) and 3 no. flats. (Site area 0.015 hectares).

LOCATION: 17 Albert Street Harrogate North Yorkshire HG1 1JX

REPORT

SITE AND PROPOSAL

The site is located at the corner of Albert Street and John Street, and lies immediately to the rear of the Grade II listed Harrogate Spa Hotel. The building which occupies the site at present, is single storey to Albert Street and two storey to John Street. The front part of the building currently accommodates a retail unit, which was occupies until very recently but is now vacant and the remainder of the building is vacant.

The application proposes a new building in a contemporary design, with office accommodation at basement, ground and first floor levels (use class A2). The applicants are estate agents Dacre Son and Hartley, and the building is to provide new accommodation for the existing business currently located elsewhere on Albert Street. The remainder of the first floor and second floor of the building are proposed to accommodate 3 No. one bedroom flats.

The application is a revised scheme following granting of planning permission in March 2003 for the same proposed building but with the whole building in office use (ref :6.79.6591.G.FUL) Conservation area consent for demolition of the existing building was also granted at that time (ref: 6.79.6591.F.CON).

MAIN ISSUES

1. Principle
2. Design/Impact on the character of the Conservation Area and Setting of the Listed Building
3. Access and Parking
4. Restriction of Opening Hours/ Residential Amenity

RELEVANT SITE HISTORY

89/03073/CON Application for conservation consent to demolish existing premises :
Approved 31.05.1990

89/03512/FUL Redevelopment of site by erection of three storey building comprising
ground floor shop and first and second floor office premises : Withdrawn 23.04.1991

90/04064/FUL Proposed development of A2 use at ground floor with two floors of offices
above : Withdrawn 25.09.1992

93/01202/FUL Erection of two storey building incorporating two ground floor shop units with
self contained office above : Approve 07.09.1993

94/01202/FUL Change of use to restaurant to eat in or take out : Approved 24.20.1994

96/02657/COU Change of use from retail shop to financial and professional services :
Approved 28.11.1996

6.79.6591.F.CON Demolition of the existing buildings at 17 Albert Street/8 John Street
Approved 31.03.2003

6.79.6591.G.FUL Demolition of existing buildings at 17 Albert Street/8 John Street and
erection of new office building Approved 31.03.2003

CONSULTATIONS/NOTIFICATIONS

Chief Engineer (H and T)

Views awaited

Yorkshire Water

Views awaited

Private Sector Housing

Views awaited

Environmental Health

Views awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 05.12.2003

PRESS NOTICE EXPIRY: 05.12.2003

REPRESENTATIONS

None to date.

VOLUNTARY NEIGHBOUR NOTIFICATION -

The following addresses were notified of the application on 6th November 2003 :

10, 11 Prospect Place
15 Albert Street
26, 28 Albert Street
2 to 9 Prospect Place

RELEVANT PLANNING POLICY

PPG1	General Policy and Principles
PPG3	Housing
PPG4	Industrial and Commercial Development and Small Firms
PPG13	Transport
PPG15	Planning and the Historic Environment
LPHD20	Design of New Development and Redev'ment
LPHD01	Stat List of Bldgs of A'tect/Historic In
LPHD03	Control of Dev in Conservation Area
LPHX	Managed Housing Site Release
LPH06	Housing Dev in Main Settlements/Villages
LPA01	Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - The site lies just outside of the designated shopping area within Harrogate town centre, and in a street characterised by A2 uses at ground floor level and offices or residential above. There is no conflict with policies H6 or HX, and there is therefore no objection in principle to the proposed uses. The site lies within the Harrogate conservation area and conservation area consent for the demolition of the existing building was granted on 31.03.2003.

2. DESIGN/IMPACT ON THE CHARACTER OF THE CONSERVATION AREA AND SETTING OF THE LISTED BUILDING - The application proposes a building of modern design providing office accommodation at basement, ground and first floor levels for the relocation of the applicants business, with residential use to the remainder of the first floor and second floor providing a total of 3 flats. The building is proposed in predominantly traditional materials with a combination of sawn stone, render, and natural slates to the roof. The glazing feature to the Albert Street elevation is proposed in stained timber. The ground floor is to be curtain wall glazing. Exact details of materials, window details, and paint colours are to be controlled by condition. The proposal is considered to accord with Policy HD20 of the adopted Local Plan.

The building is of a scale and massing appropriate to its location, and it is considered that it will have a positive contribution to the conservation area. The site is also directly adjacent to the Grade II listed hotel, recently refurbished and reopened as the Hotel du Vin. It is not considered that the proposal will detract from the setting of the listed building. The proposal is therefore considered to be compliant with Policies HD1 and HD3 of the adopted Local Plan.

3. ACCESS AND PARKING - There is no car parking proposed as part of the application. There is however a significant amount of on and off street parking in the vicinity of the site

and therefore there is no objection on this basis. The comments of the Council's Highway Engineer are awaited at the time of writing however on the previous application he had no objection subject to the imposition of a condition requiring submission of a method statement for traffic management during the construction period, and adequate provision of cycle storage.

4. RESTRICTION OF OPENING HOUSE/RESIDENTIAL AMENITY - There was no hours of use condition imposed on the previous permission. The proposed use to the basement and ground floor levels is one which would be acceptable in a residential area, and the site is located within the town centre where a lower level of residential amenity with regard to noise and disturbance might be expected, however the comments of the Environmental Health Officer are awaited.

CONCLUSION - The design of the proposed building has already been approved under the previous permission, as has the principle of the demolition of the existing building. This application seeks to amend the previous approval by the introduction of residential accommodation to the first and second floors. The proposal is in accordance with the relevant local plan policies and approval is recommended.

CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the submitted drawings details of the following are to be submitted and approved in writing by the Local Planning Authority prior to the commencement of development:
 - Details of method of window opening
 - Colour of finish to RSJ and columns
 - Colour of proposed timber stain
 - Details of proposed door
 - Details of proposed materials to dormer windows
- 5 The development hereby approved shall not be commenced prior to the submission to and approval by the Local Planning Authority in writing of a method statement indicating the means of achieving construction of and deliveries to the proposed building.
- 6 Cycle storage to be provided within the proposed development to the satisfaction of the Local Planning Authority.
- 7 CB15 APPROVAL OF DISPOSAL OF FOUL AND S W

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of visual amenity and to conform with the amenity requirements of the area.
- 5 So that all traffic management issues related to the construction programme are resolved prior to commencement of the development.
- 6 To encourage use of sustainable transport modes.
- 7 CB15R TO PREVENT POLLUTION OF WATER ENVIRONMNT

INFORMATIVES

1. Conservation Area Consent has also been granted for this development. You are advised, if you have not already done so, to obtain sight of the Notice of Conservation Area Consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Conservation Area Consent.



Harrogate
BOROUGH COUNCIL

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Area 3 DC Committee

02/12/2003

App No.: 6.79.6591.HFUL Case No.: 03/05419/FUL
 Scale: 1:1250 (at A4 size) Item No: 6
 Drawn by J Brown Site Area: 0.015 hectares



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