

70/03(06)

**CASE NUMBER: 03/05419/FUL
GRID REF: EAST 430205 NORTH 455150**

APPLICATION NO.: 6.79.6591.H.FUL

LOCATION:

17 Albert Street Harrogate North Yorkshire HG1 1JX

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).

APPLICANT: Dacre Son And Hartley

DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

To enable the expiry of the Statutory Advertisement and subject to no letters of objection being received.

PROPOSED 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.

(Unanimous Decision).