

HARROGATE BOROUGH COUNCIL

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

DATE: 26 October 2004

PLAN: 08	CASE NUMBER: 04/04232/CON
APPLICATION NO. 6.100.1309.I.CON	GRID REF: EAST 435150 NORTH 457040
	DATE MADE VALID: 18.08.2004
	TARGET DATE: 13.10.2004
	WARD: Knaresborough East

APPLICANT: Mr M White

AGENT: A Sharpe Associates

PROPOSAL: Conservation Area application for the demolition of existing ground floor shop and first floor flat.

LOCATION: (Former Hall) 2 Park Place Knaresborough North Yorkshire HG5 0ER

REPORT

SITE AND PROPOSAL

2 Park Place is located on the south side of Park Place, which is a narrow no through road, off High Street. The existing building comprises a small shop unit to the ground floor level with a flat above. The building has been vacant for some time, and is in poor condition. There is a lean to extension to the rear of the building and a covered walkway at first floor level connecting the building to 28 High Street, dating from a time the two buildings were in the same ownership.

This application is for conservation area consent for demolition. The application is supported by a structural report which concludes that in view of the level of remedial work necessary to repair the building it is preferable to demolish and rebuild.

MAIN ISSUES

1. Impact on the Character of the Conservation Area

RELEVANT SITE HISTORY

None

CONSULTATIONS/NOTIFICATIONS

Parish Council
Knaresborough

Conservation and Design Section

Refer to assessment below

Knarborough Civic Society

No comments received to date

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 17.09.2004

PRESS NOTICE EXPIRY: 17.09.2004

REPRESENTATIONS

KNARBOROUGH TOWN COUNCIL - The Town Council object to the proposal giving the following reason: "No satisfactory plan for redevelopment has been submitted."

OTHER REPRESENTATIONS - Two letters of representation have been received:

Fletcher Bull & Hetherington, 26 High Street - Wish to object because the development is much larger than the original. "The new structure is shown as being much higher and longer than the original and appears to be no more than 4m distant from our kitchen window. This will almost completely block our light and devalue our property"

Landlord of 28 High Street - Makes the following observations:

- Removal of overhead walkway makes sense
- Concerned to point out that the property has rights of access only over the rear yard of 28 High Street
- No objection to removal of redundant brickwork from yard
- Concern over scale of proposed development "daunting"
- Concerned over proposed total demolition of 2 Park Place, 28 High Street relies on 2 Park Place for support, and uncertain if there is a party wall between the two buildings or whether there are separate wall
- Concerns for welfare of tenant of 28 High Street during demolition and construction
- There may be a cellar under rear yard to 28 High Street
- Doubts if additional traffic would cause a problem
- Possible adverse effect on air currents to the rear of 28 High Street effecting dispersal of fumes from hot food takeaway

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken, however all of the adjacent landowners were notified of the application through serving of a notice under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on 16th August 2004.

RELEVANT PLANNING POLICY

PPG1 General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

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

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA - The Council's Conservation and Design officer has commented that the existing building is of no merit and there is no objection to its demolition subject to receipt of a satisfactory replacement scheme. A structural report has been submitted which confirms that in view of the level of remedial work necessary to repair the building it is preferable to demolish and rebuild. In addition it is considered that the proposed replacement scheme is of good quality, and on this basis there is no objection to the demolition of the building.

CONCLUSION - Approval is recommended.

CASE OFFICER: Ms Sara Purvis

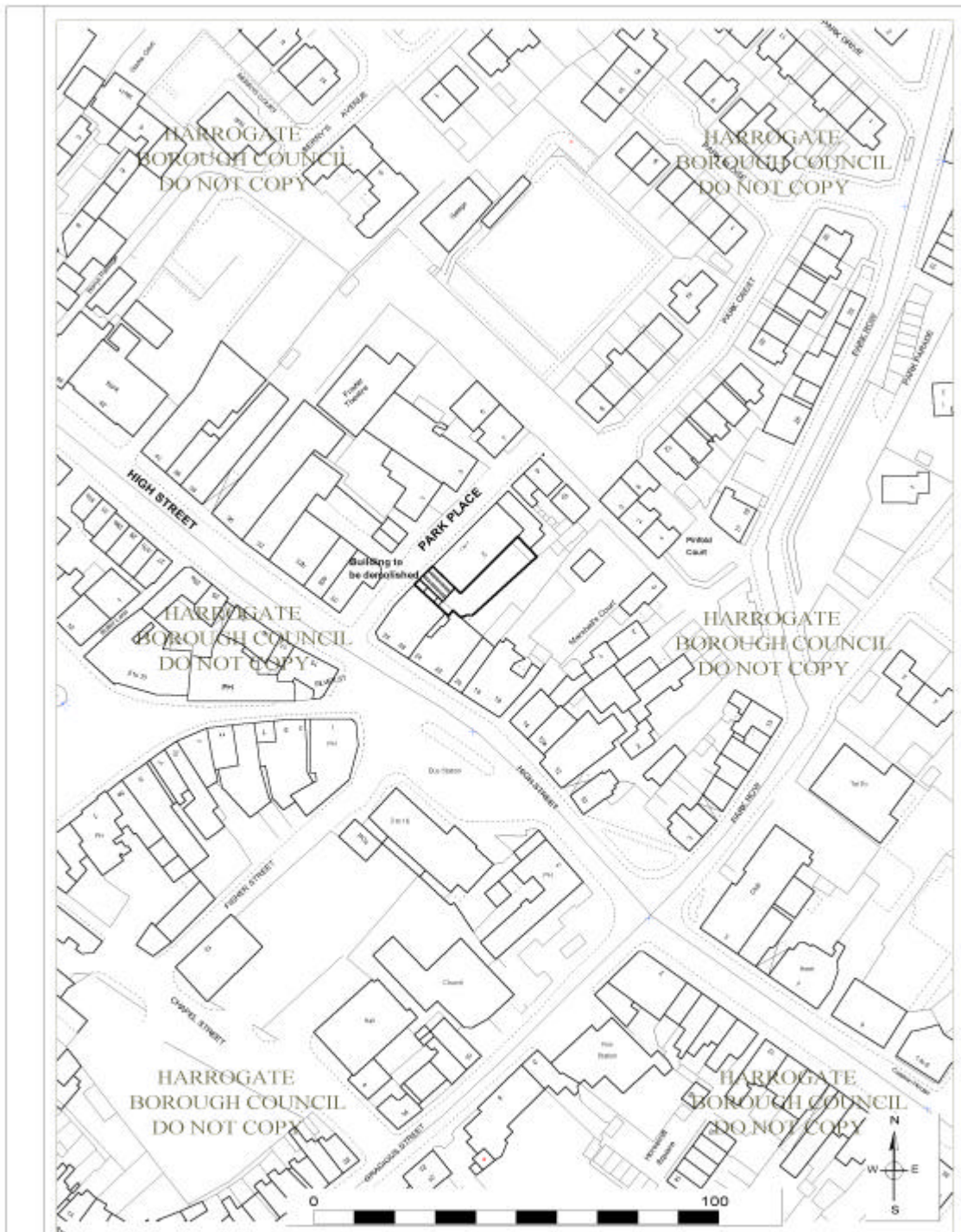
RECOMMENDATION

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 CM01 NO DEMOLITION BEFORE CONTRACT FOR REDEV

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CM01R VISUAL AMENITY



Area 2 DC Committee **26/10/2004**

App No.: 6.100.1309.L/CON	Case No.: 04/04232/CON
Scale: 1:1250 (at A4 size)	Item No: 8
Drawn by: J Brown	Site Area: 0.02 hectares



This map is a reproduction of a survey made with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction prohibited. All rights reserved. No liability is accepted for any inaccuracies. Harrogate Borough Council 10/04/04 204

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