

HARROGATE BOROUGH COUNCIL

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

DATE: 21 June 2005

PLAN: 07	CASE NUMBER: 05/02034/LB
APPLICATION NO. 6.100.1629.G.LB	GRID REF: EAST 434640 NORTH 457650
	DATE MADE VALID: 27.04.2005
	TARGET DATE: 22.06.2005
	WARD: Knaresborough Scriven

Park

APPLICANT: Mr And Mrs Nimmo

AGENT: Adrian Jackson Associates

PROPOSAL: Listed building application for the demolition of detached outbuilding.

LOCATION: 4/6 High Bond End Knaresborough North Yorkshire HG5 9BP

REPORT

SITE AND PROPOSAL

4/6 High Bond End are a pair of 3 storey semi-detached houses. Elsewhere on this agenda is an item relating to the erection of 2 dwellings within the grounds of the Listed Building. In order to rationalise the car parking for the existing dwellings, it is proposed to demolish a modest red brick outbuilding to the rear of No 6 High Bond End.

This application relates to the intended demolition.

MAIN ISSUES

1. Impact of the Demolition on the Settings of the Listed Building
2. Local Plan Policy

RELEVANT SITE HISTORY

Demolition of outbuilding and wall to create in and out access - LB Consent Granted 8.12.98.

CONSULTATIONS/NOTIFICATIONS

Ancient Monuments Society

No comments received

Georgian Group

Awaited

York Georgian Society

No objective subject to satisfactory landscaping after demolition.

Victorian Society

Awaited

Soc for the Protection of Ancient Bldgs

Awaited

Parish Council

Knaresborough

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 03.06.2005

PRESS NOTICE EXPIRY: 03.06.2005

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - No objections but note that this decision has no implications as to view on new development purposes.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION -

The Wall Garden, High Bond End

12, 13, 14, 15, 16, 17 and 18 Tentergate Garden

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD01 Harrogate District Local Plan (2001, as altered 2004) Policy HD1: Statutory list of buildings of special architectural or historic interest

ASSESSMENT OF MAIN ISSUES

IMPACT ON LISTED BUILDING - The only issue to consider in relation to such demolition is the impact on the character/setting of the Listed Building.

The outbuilding itself is of no particular architectural merit. It is a modest brick building some 6m x 3m in size and it is out of plumb and in obviously poor structural condition. It is little more than a shed/coalhouse and is of much later construction than the dwellings.

The setting of the Listed Buildings would be enhanced by its removal. The original outbuilding to No 6 was demolished to allow for the access drive.

As the current outbuilding has no particular historic or architectural association with the dwellings, then its removal would not detract from the character or setting of the Listed Building.

The removal of this structure would not leave an unsightly gap and the demolition need not be limited to a redevelopment proposal.

The site could, as suggested by the York Georgian Society, simply be landscaped.

2. LOCAL PLAN POLICY - As stated above the 'only' issue to consider is the impact of demolition on the Listed Building and the Local Plan Policies are not material issues in such cases.

Policy HD1 seeks to ensure that development should not harm the character/setting of Listed Buildings (this is discussed in relation to the planning application for 2 dwellings) and the Policy follows the guidance in PPG15 relating to demolition of Listed Building. In this instance the demolition relates to an outbuilding within the grounds of a Listed Building and not the principle buildings itself.

CONCLUSION - The demolition of this simple outbuilding will not harm the Listed Buildings character or setting.

CASE OFFICER: Mr R Forrester

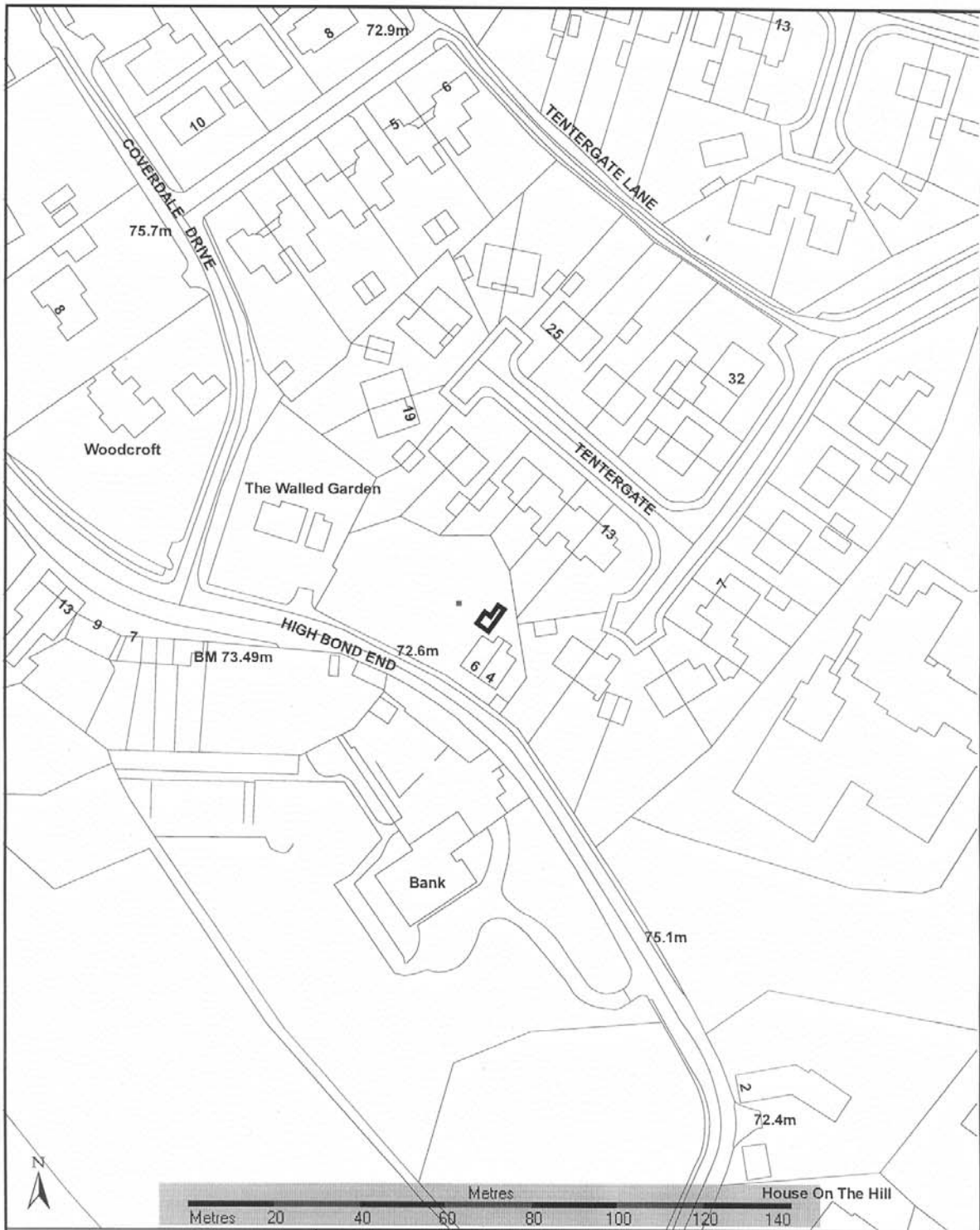
RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 Within 3 months of the demolition occurring the site shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority prior to the demolition commencing.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 2 CD16R VISUAL AMENITY



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 7

App No./Case No. 6.100.1629.G.LB 05/02034/LB

Scale (at A4 size)

1:1250

Site area

0.0015 ha

Site boundary



Drawn

MDTT

Date

21/06/2005