

HARROGATE BOROUGH COUNCIL

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

DATE: 21 June 2005

PLAN: 12	CASE NUMBER: 05/02190/LB
APPLICATION NO. 6.80.27.J.LB	GRID REF: EAST 444850 NORTH 461840
	DATE MADE VALID: 09.05.2005
	TARGET DATE: 04.07.2005
	WARD: Ouseburn

APPLICANT: Duncan Biggin

AGENT:

PROPOSAL: Listed building application for the erection of 1 detached dwelling including alterations to existing garden wall (site area 0.043ha) (revised scheme).

LOCATION: Prospect Farm House Main Street Great Ouseburn York North Yorkshire YO26 9RQ

REPORT

SITE AND PROPOSAL

See full planning application report reference 6.80.27.K.FUL on this Agenda.

It should be noted that a similar listed building consent application for a detached dwelling on the site was to be considered at the Committee meeting on the 8 February 2005.

The listed application was recommended for refusal on the following grounds:

"It is considered that the proposed dwelling in this particular location would not preserve the listed building or its setting and will not enhance the character and appearance of the conservation area contrary to Harrogate District Local Plan Policies HD1, HD3, HD12 and HD20 and North Yorkshire Structure Plan Policy E4."

The applicant withdrew the application of the 3 February 2005.

MAIN ISSUES

1. Impact on the Listed Building its Setting and the Conservation Area.

RELEVANT SITE HISTORY

Listed building application withdrawn on the 3 February 2005, reference 6.80.27.F. LB.

CONSULTATIONS/NOTIFICATIONS

Ancient Monuments Society

No comments received

Georgian Group

No comments received

York Georgian Society

No objections as long as the materials match those on the listed building including brickwork and roof. No pvc should be used for rainwater goods or windows.

Victorian Society

No comments received

Soc for the Protection of Ancient Bldgs

No comments received

Parish Council

Great Ouseburn

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 17.06.2005

PRESS NOTICE EXPIRY: 17.06.2005

REPRESENTATIONS

GREAT OUSEBURN PARISH COUNCIL - No objections.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - See full planning application report on this Agenda.

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

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

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

LPHD12 Harrogate District Local Plan (2001, as altered 2004) Policy HD12: Amenity Open Space

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

SPE4 North Yorkshire County Structure Plan Policy E4

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE LISTED BUILDING ITS SETTING AND THE CONSERVATION AREA.- In considering proposals which require listed building consent the Local Planning Authority must have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses. Similarly in considering proposals which affect a conservation area the Local Planning Authority is required to have special regard to the desirability of preserving or enhancing the character and appearance of the conservation area.

Furthermore, Policy HD3 states that: "Development which has an adverse effect on the character or appearance of the conservation area will not be permitted and this includes the following forms of development: B)-The erection of buildings out of scale with their surroundings. C) Proposals involving the loss of open space, which contributes to the character of the conservation area."

Also Policy HD12 seeks to safeguard open sites within settlements, which seek to make a significant contribution to the visual amenity and character of the settlement. The Local Plan indicates at paragraph 6.65 that "Amenity open spaces may or may not have public access."

The proposed dwelling would be located approximately 1m from the north eastern corner of Prospect Farm House, although the main bulk of the dwelling would be approximately 7m from Prospect Farm House, which is a Grade II listed building. The proposal will also require the removal of a substantial part of the garden wall, which surrounds the site and defines the curtilage of the listed building. The boundary wall is attached to the listed building and the side garden is an integral part of the character and appearance of the listed building and the conservation area. Having carefully assessed the revised proposed development it is concluded that the development will not preserve the building or its setting and will not enhance the character and appearance of the conservation area. It is considered that the development would not sit comfortably in this particular location and will therefore not preserve the building or its setting and will not enhance the character and appearance of the conservation area. Furthermore the site comprises of a substantial part of the garden area of Prospect Farm House, which contributes in a positive way to the character and appearance of this particular village and to grant planning permission for a dwelling on this site would be contrary to the aims of Policies HD3 and HD12.

It should be noted that no objections are raised to the proposed materials of stone, cobble, brick and blue slate.

It is therefore concluded that the proposed development would be contrary to Policies HD12, HD1, HD3 HD20 and A1.

CONCLUSION- It is therefore recommended that the application be refused for the reason indicated at the end of the report. The statutory notice does not expire until 17th June 2005 and if any representations are received after the Opportunity to Speak deadline for sending out letters inviting respondents to the meeting the application would have to stand deferred to enable full Opportunity to Speak notification to be undertaken.

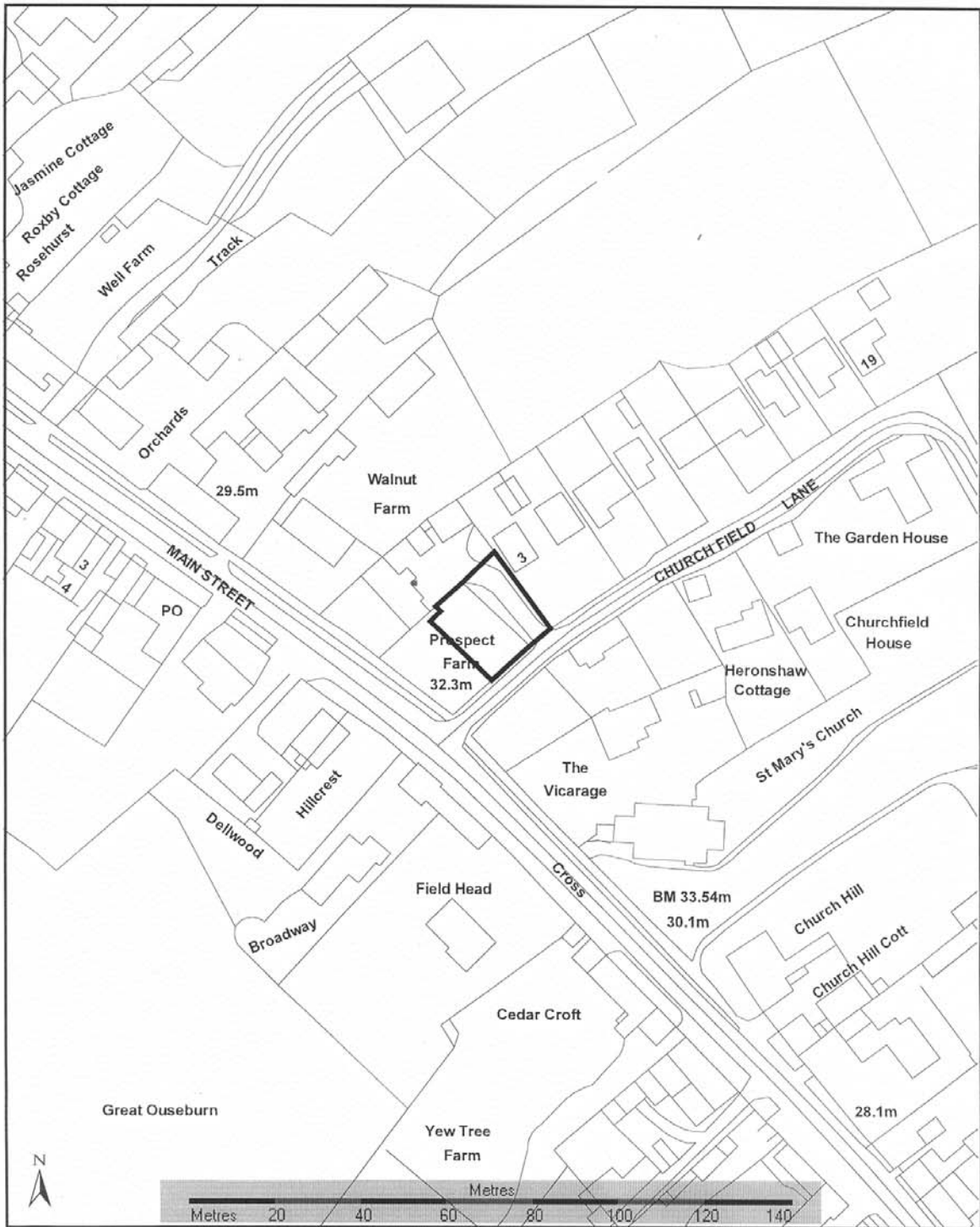
CASE OFFICER:

Phil Jewkes

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 It is considered that the proposed dwelling, which would require the removal of a substantial part of the boundary wall, in this particular location would not preserve the listed building or its setting, will not enhance the character and appearance of the conservation area and would have a detrimental impact on the street scene contrary to Harrogate District Local Plan Policies HD1, HD3, A1, HD12 and HD20 and North Yorkshire Structure Plan Policy E4.



Harrogate
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 12

App No./Case No. 6.80.27.J.LB 05/02190/LB

Scale (at A4 size)	1:1250	Site area	0.043 ha	Site boundary	
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Drawn	MDDT	Date	21/06/2005
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