

**Residential Development Site
Franklin Mews
33a Franklin Road
Harrogate
HG1 5ED**



An excellent opportunity to acquire a small residential development site in a discreet and little known position within the town centre, with planning permission granted to develop 2 properties in an attractive courtyard setting.

Guide Price £400,000

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

Franklin Mews is an individual development site which occupies a discreet position, accessed off a private road off Franklin Road, a lovely tree lined street within a stone's throw of the town centre. This is a great opportunity to acquire a small development site with permission granted to develop two properties, with accommodation arranged over three floors.

PLOT 1 – 140 sqm / 1,507 sqft

Hall • Open plan living/dining area • Cloakroom • Bike storage area • Principal bedroom with an en suite bathroom • Two additional bedrooms • Study • House bathroom • Laundry cupboard • Garden to the side (south facing) • Parking for two vehicles

PLOT 2 – 137 sqm / 1,475 sqft

Hall • Open plan living/dining area • Cloakroom • Principal bedroom with an en suite bathroom • Two additional bedrooms • Study • House bathroom • Laundry cupboard • Garden to the front • Bike storage shed • Parking for two vehicles

Planning permission for the development was originally granted in August 2022. The permission was updated in April 2023. All relevant planning conditions were discharged prior to demolition of the existing buildings in July 2023.

Planning decision numbers: August 2022 – 21/05382/FUL

April 2023 – 23/00509/DVCON

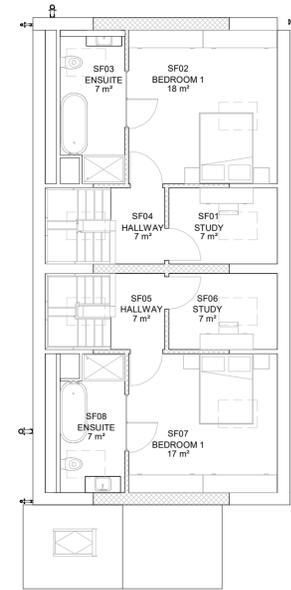
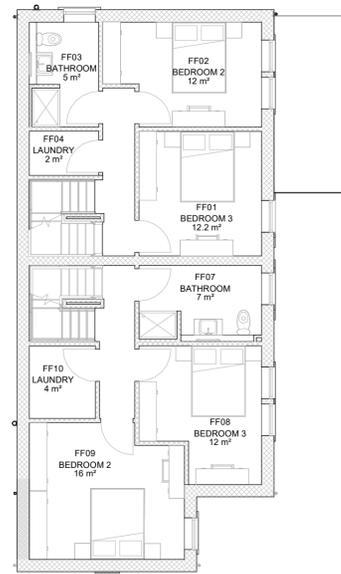
Planning authority: North Yorkshire County Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD

For more detailed information, please contact Tony Wright at Carter Jonas.

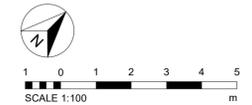
Tel: 01423 523423

Email: Tony.Wright@carterjonas.co.uk





Room Schedule		
Number	Name	Area
FF01	BEDROOM 3	12 m ²
FF02	BEDROOM 2	12 m ²
FF03	BATHROOM	5 m ²
FF04	LAUNDRY	2 m ²
FF05	HALLWAY	8 m ²
FF06	HALLWAY	8 m ²
FF07	BATHROOM	7 m ²
FF08	BEDROOM 3	12 m ²
FF09	BEDROOM 2	16 m ²
FF10	LAUNDRY	4 m ²
GF01	LOBBY	11 m ²
GF02	LIVING AND DINING	36 m ²
GF03	YVC	2 m ²
GF04	LOBBY	9 m ²
GF05	YVC	2 m ²
GF06	LIVING AND DINING	37 m ²
SF01	STUDY	7 m ²
SF02	BEDROOM 1	18 m ²
SF03	ENSUITE	7 m ²
SF04	HALLWAY	7 m ²
SF05	HALLWAY	7 m ²
SF06	STUDY	7 m ²
SF07	BEDROOM 1	17 m ²
SF08	ENSUITE	7 m ²



Rev	Description	Date	Issued by	Issued to
I	PLANNING REVISIONS	13/03/2023	AC	IM
H	PLANNING REVISIONS	20/01/2023	AC	AS
G	BIKE LOCKER ADDED	12/08/2022	AC	AS
F	ROOM LABEL AMENDED	10/08/2022	AC	AS
E	BINS RELOCATED	25/07/2022	AC	AS
D	ROOM LIGHTS AMENDED	01/06/2022	AC	AS
C	LEVEL AMENDMENTS	06/05/2022	AC	AS
B	LAYOUT AMENDMENTS	27/04/2022	AC	AS
A	FLOOR LEVELS CHANGED	17/02/2022	AC	AS

REVISIONS

Guidance:
Refer to the following documents for guidance on the BIM Standards and review process.

A. BIM Project Appraisal Form
B. JHR Project BIM Strategy Manual
C. JHR AEC(UK) BIM Standard
(all located P:\PROTOCOL\REVIT)

REA prepared this model using Revit 2017 and does not accept liability for any loss or degradation of the information held in the model resulting from the translation from the original file format to another file format or from the recipient's reading of it in any other program or an earlier version of Revit.

CLIENT

DEVONSHIRE LAND LTD

PROJECT

FRANKLIN MEWS, 33A FRANKLIN ROAD, HARROGATE, HG1 5ED

TITLE

PROPOSED FLOOR PLANS & 3D VIEW

DATE

MARCH 2023

SCALE

1:100

STATUS

PLANNING

REVISION

1

DRAWING NUMBER

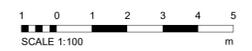
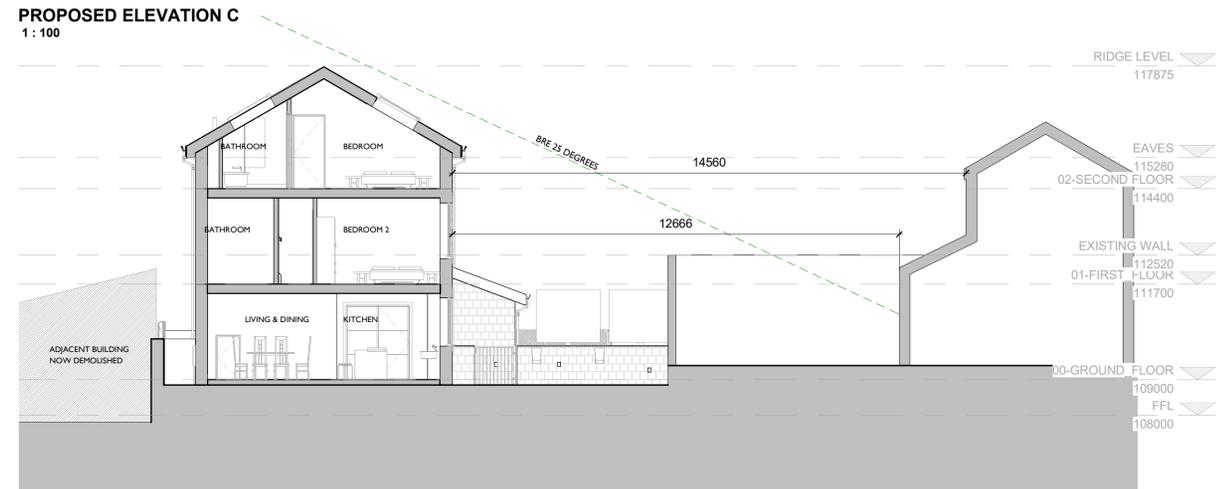
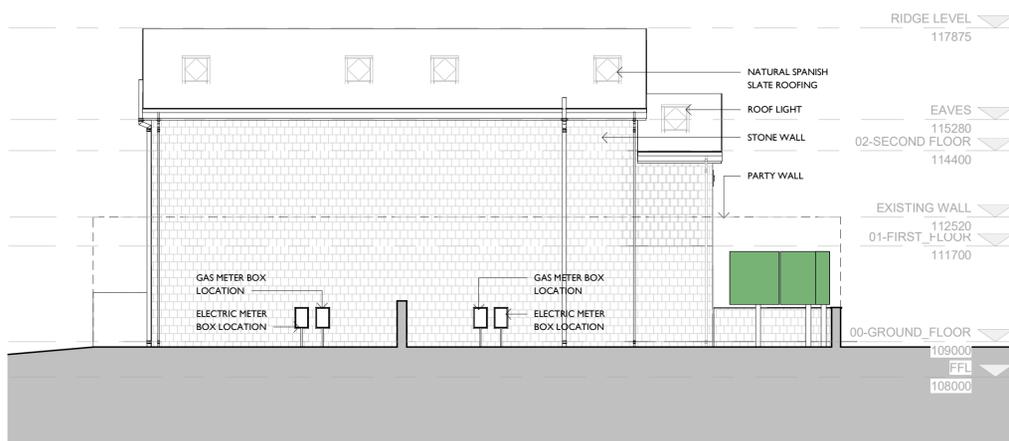
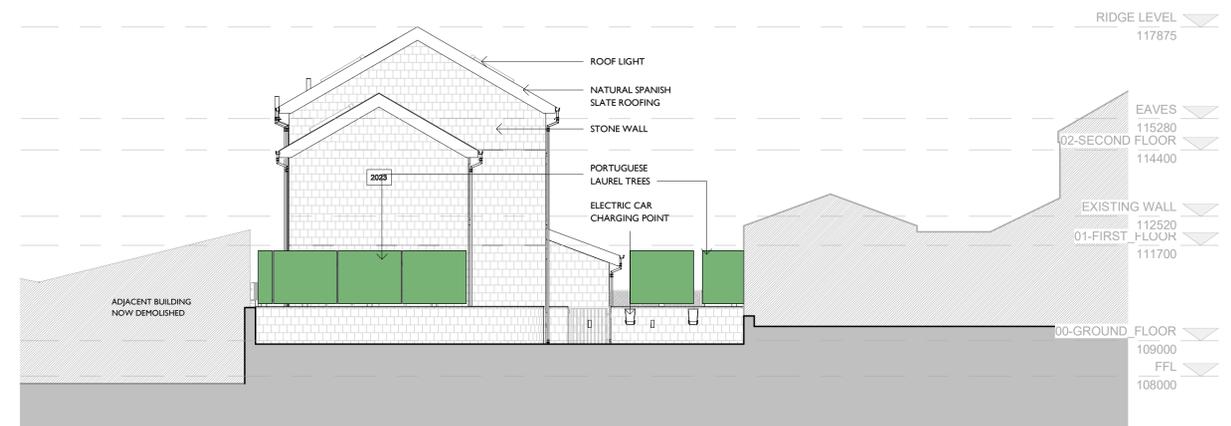
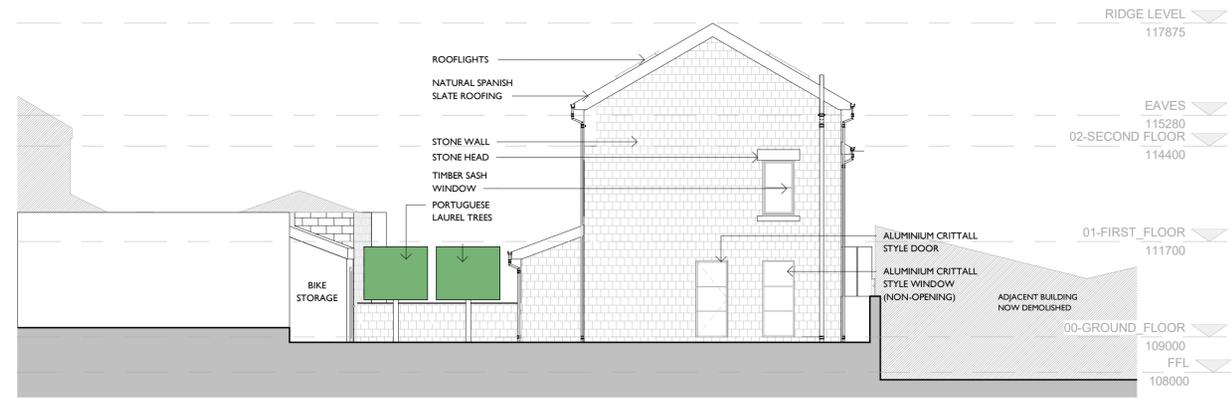
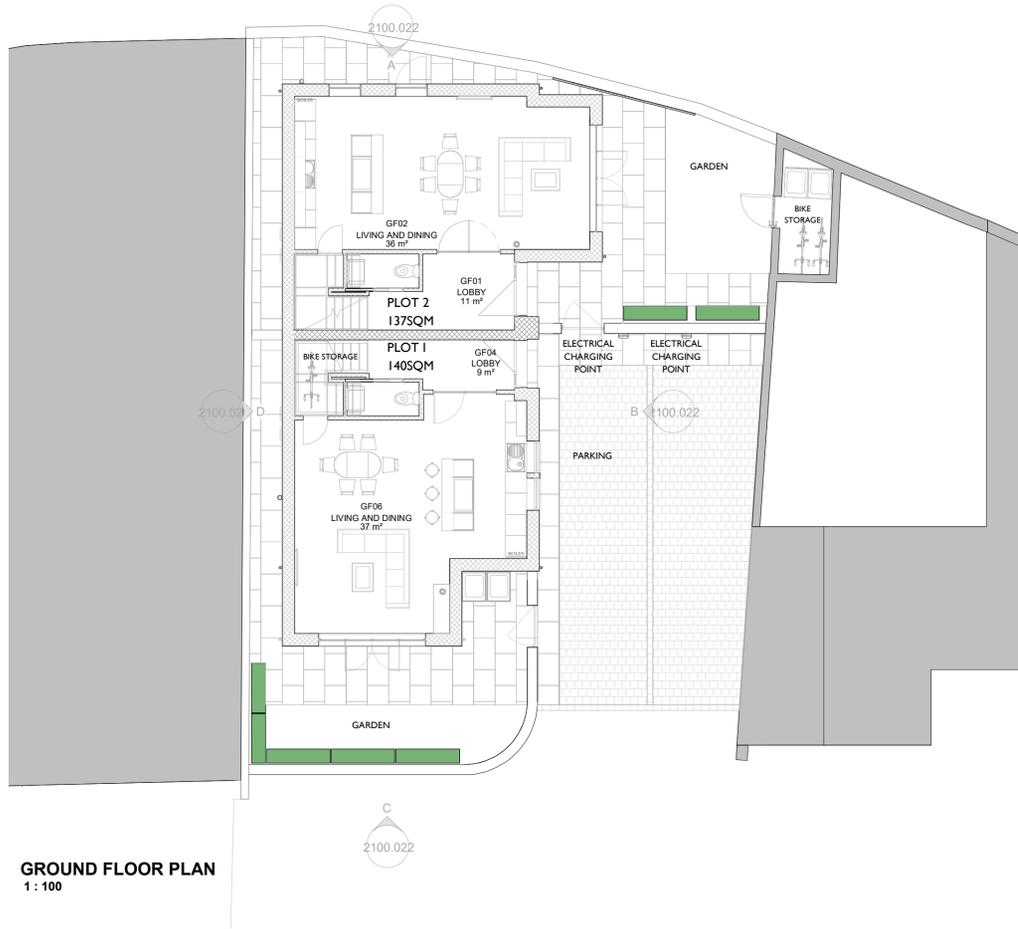
2100.021

Richard Eves Architects LLP
Alexandra Villa, 3 Victoria Avenue, Harrogate, HG1 1EQ
Tel: 01423 504488 Fax: 01423 500015 office@rearchitects.co.uk

richard eves
ARCHITECTS



PROPOSED 3D VIEW



Rev	Description	Date	Issued by	Issued to
H	PLANNING REVISIONS	13/03/2023	AC	IM
G	PLANNING REVISIONS	20/01/2023	AC	AS
F	BIKE LOCKER ADDED	12/08/2022	AC	AS
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D	ROOFLIGHTS AMENDED	01/06/2022	AC	AS
C	LEVEL AMENDMENTS	06/05/2022	AC	AS
B	LAYOUT AMENDMENTS	27/04/2022	AC	AS
A	FLOOR LEVELS CHANGED	17/02/2022	AC	AS

REVISIONS

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Guidance:
 A. BIM Project Appraisal Form
 B. JHR Project BIM Strategy Manual
 C. JHR AEC(UK) BIM Standard
 (all located P:\PROJECTS\REVIT)

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CLIENT
DEVONSHIRE LAND LTD

PROJECT
FRANKLIN MEWS, 33A FRANKLIN ROAD, HARROGATE, HG1 5ED

TITLE
PROPOSED ELEVATIONS AND SECTION

DATE
MARCH 2023

SCALE
1:100

STATUS
PLANNING

REVISION
H

DRAWING NUMBER
2100.022

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richard eves ARCHITECTS

PAPER SIZE: A1



PROPOSED SITE PLAN
1 : 200

PLANNING APPLICATION
18/01841/FUL

FRANKLIN ROAD

Walcot

The Steyne

STRAWBERRY DALE SQUARE

21

33

35

21a

21b

23

31

39

41

43



2 0 2 4 6 8 10
SCALE 1:200 m

Rev	Description	Date	Issued by	Issued to
E	PLANNING REVISIONS	13/03/2023	AC	IM
D	PLANNING REVISIONS	20/01/2023	AC	AS
C	BIKE LOCKER ADDED	12/08/2022	AC	AS
B	ROOFLIGHTS AMENDED	01/06/2022	AC	AS
A	LAYOUT AMENDMENTS	27/04/2022	AC	AS

REVISIONS

Refer to the following documents for guidance on the BIM Standards and review process.

- A_BIM Project Approval Form
- B_JARH Project BIM Strategy Manual
- C_JARH AEC(UK) BIM Standard
- (all located P:\PROJECTS\REVIT)

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CLIENT

DEVONSHIRE LAND LTD

PROJECT

FRANKLIN MEWS, 33A FRANKLIN ROAD, HARROGATE, HG1 5ED

TITLE

PROPOSED SITE PLAN

DATE

MARCH 2023

SCALE

1:200

STATUS

PLANNING

REVISION

E

DRAWING NUMBER

2100.020

Richard Eves Architects LLP
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richard eves
ARCHITECTS



LOCATION PLAN
1 : 1250



REV	DESCRIPTION	DATE	ISSUED BY	ISSUED TO
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REVISIONS

Guidance: Refer to the following documents for guidance on the BIM Standards and review processes.	
A. BIM Project Approval form	
B. AIA Project BIM Strategy Manual	
C. AIA ACCUSUM BIM Standard (all located P:\PROJECTS\CCDL\REVIT)	
BIA prepared this model using Revit 2017 and does not accept liability for any loss or degradation of the information held in the model resulting from the translation from the original file format to another file format or from the recipient's reading of it in any other program or an earlier version of Revit.	

CLIENT

DEVONSHIRE LAND LTD

PROJECT

FRANKLIN MEWS, 33A FRANKLIN ROAD, HARROGATE, HG1 5ED

TITLE

LOCATION PLAN

DATE

DECEMBER 2021

SCALE

1 : 1250

STATUS

PLANNING

REVISION

DRAWING NUMBER
2100.001

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richard eves
ARCHITECTS

Devonshire Land Ltd
c/o Richard Eves Architects
Mr Andrew Staunton
3 Alexandra Villa
Victoria Avenue
Harrogate
HG1 1EQ
United Kingdom
Your Ref: PP-11916804

**NOTICE OF DECISION ON PLANNING APPLICATION / LISTED
BUILDING APPLICATION**

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990

PROPOSAL: Variation of condition 2 of planning permission 21/05382/FUL to allow for amendments to window and doors sizes and/or styles, revised cycle storage provision and minor internal layout changes. *For information planning permission 21/05382/FUL permitted the demolition of a vacant garage / workshop and erection of 2No. dwelling. AMENDED PLANS RE CYCLE STORE.*

LOCATION: 33A Franklin Road Harrogate North Yorkshire HG1 5ED

APPLICANT: Devonshire Land Ltd

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 21 February 2023 for Permission to develop land without compliance with conditions previously attached, as described above, have resolved to **GRANT PLANNING PERMISSION / CONSENT SUBJECT TO CONDITIONS.**

The conditions to which the permission is subject are as follows:

- 1 The development hereby permitted shall be begun on or before 15.08.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings dated 12/08/22 as modified by the further conditions of this permission;

2100.020 revision E Proposed Site plan
2100.021 revision I Proposed Floor Plans & 3D View
2100.022 revision H Proposed Elevations and Section
2100.023 revision I Proposed Elevations with Application 18/01841/FUL

- 3 Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.
- 4 Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved under 3 condition above groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.
- 5 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved under condition 4 above. In the event that remediation is unable to proceed in accordance with that approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the Local planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
- 6 Following completion of any measures identified in the approved Remediation Strategy under condition 4 above or any approved revised Remediation Strategy under condition 5 above a land contamination Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
- 7 Further to condition 6 above, where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 8 No phase of the development shall take place until detailed drawings have been submitted to, and approved by the Local Planning Authority showing how surface water will be managed during the construction phases. The development shall be undertaken in accordance with the approved plans.
- 9 Prior to the commencement of the construction of the dwellings hereby approved a detailed sustainable design statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how energy consumption will be reduced and energy efficiency improved. Development shall be undertaken and maintained in strict accordance with the approved details.
- 10 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works in strict accordance with details which have first been submitted to and approved in writing by the Local Planning

Decision No 23/00509/DVCON

Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
- 11 The site shall be developed with separate systems of drainage for foul and surface water on and off site extending to the points of discharge agreed under condition 10 above.
 - 12 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
 - 13 Before the first use of any materials in the external construction of the roof of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
 - 14 All glazing in the north-west elevation of the development thereby approved shall be obscure glazed to level 3 or greater of the Pilkington scale of privacy.
 - 15 Neither dwelling hereby approved shall be occupied until fibre to the premises broadband infrastructure capable of Next Generation Access speeds has been provided. If it can be demonstrated in writing to the Local Planning Authority that such provision is not achievable then a download connection of 30Mbps shall be provided and facilities incorporated in the development or the future provision of Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds.
 - 16 No dwelling shall be occupied until:
 - a) the related parking facilities have been constructed in accordance with drawing 2100.021 revision G ; and
 - b) the electric vehicle charging points, which shall be of Mode 3 type specific socket on a dedicated circuit with a minimum current rating of 16 Amp, are made operative.

The parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times and the charging retained until superseded by any advanced technology.

- 17 Neither of the dwellings hereby approved shall be occupied until their associated cycle storage unit shown on the drawings approved under condition 2 above have been provided and thereafter maintained free of obstruction.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the elevations of the dwellings hereby approved, without the prior written approval of the Local Planning Authority.

The reasons for the conditions are shown below:-

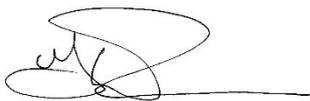
- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 to 7. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with Local Plan Policy NE9.
- 8 To ensure flooding of adjacent property does not occur and to accord with Local Plan Policy CC1 and Section 14 of the NPPF.
- 9 To ensure a sustainable development and to accord with Local Plan Policy CC4.
- 10 To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.
- 11 In the interest of satisfactory and sustainable drainage.
- 12 In order to ensure that the materials used conform to the amenity requirements of the locality and to accord with Local Plan Policies HP2 and HP3.
- 13 In order to ensure that the materials used conform to the amenity requirements of the locality and to accord with Local Plan Policies HP2 and HP3.
- 14 To ensure appropriate levels of residential amenity in the event of adjacent trees diminishing and to accord with Local Plan Policy HP4.
- 15 In the interests of residential amenity and to accord with Local Plan Policy TI5.

- 16 In the interests of highway safety
- 17 To ensure provision of alternative modes of transport
- 18 and 19. In order to protect the residential amenity of the neighbouring properties and to accord with Local Plan Policy HP4.

You can see the officer's report on the application at www.northyorks.gov.uk/planning. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.

STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Trevor Watson
Assistant Director – Planning

Date of Decision: 28 April 2023

Date of Issue: 28 April 2023

NOTE: No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the proposed development is situated, or of obtaining approval under any other bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Discharging Conditions – A fee is payable for the discharge of conditions attached to planning and other applications. Applications must be made in writing clearly identifying the application number and the conditions. The standard application form can be used but is not mandatory. The scale of fees can be found on the planning website www.northyorks.gov.uk/planning. Please note a fee is payable for each separate request and applications should be determined within 8 weeks of a valid request being received.

NOTE TO APPLICANT/AGENT: The Council posted a site notice publicising this application. If it is still on display, please remove it.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES SET OUT OVERLEAF.

Community Infrastructure Levy (CIL) Note Accompanying Planning Decision

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. North Yorkshire Council is the CIL Collecting Authority for developments in North Yorkshire.
3. The Council will use the CIL Form 1 : Additional Information submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the Charging Schedule
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an Assumption of Liability Form** . In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. North Yorkshire Council do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a Commencement Form or a Notice of Chargeable Development (for permitted development)**
11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.

- 12.** Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the instalments policy.
- 13.** Late payment interest and surcharges will be imposed if payment is not received by the due date.
- 14.** Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.
- 15.** Further information on CIL and all CIL forms are available on the Planning Portal at https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy Guidance on the Community Infrastructure Levy can be found on the Gov.uk website at <https://www.gov.uk/guidance/community-infrastructure-levy>
- 16.** For further information on CIL please contact the S106 and CIL Delivery Officer at Planningobligations.har@northyorks.gov.uk