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20<sup>th</sup> June 2018

Planning & Development,  
For the attention of Helen Goulden.  
Harrogate Borough Council,  
P.O. Box 787,  
Harrogate.

Dear Madam,

Application 6.79.3967.F.LB `8/01522/LB  
Application 6.79.3967.G.FULMAJ 18/01521/FULMAJ  
Grove House, Skipton Road, Harrogate

Thank you for your consultation on the above application to convert Grove House to 24 flats, erect a care home and 8 dwellings.

Grove House is one of the most significant historic buildings in Harrogate, listed Grade II\*, and therefore of considerable national importance also. The grounds and setting must be considered as a vital component of the listing.

#### THE SETTING OF GROVE HOUSE

The grounds of the property should not be divided up in any major way or the house crowded by large developments. The stable block has already been separated from the site. Much construction bungalows etc has occurred on what was originally the grounds. It is acknowledged that the new care home does not mask the principle facade of Grove House. It is a fairly low rise building that rises to about half way up the 1<sup>st</sup> floor windows of Grove House and it at a low part of the site. The care home is said to be in a strongly screened area. However, the comparatively narrow area of soft landscaping and the paving between the care home and Grove House draw the buildings together visually. The two linked parts of the care home present a very substantial elevation in terms of length when viewed from the south. The tower of the stables can be glimpsed above the trees and the glazed link is said to maintain such a view. This will of course be extremely limited. From its beginnings as an isolated manor house, Grove House has already found itself in a closely built up area and except for the substantial garden to the south and smaller area to the east. If the current application is approved, only the front facing elevation would remain unaltered.

We read that the building to open space ratio is currently 9% - 91% and that after the proposed development it would be 15% - 85%, which seems a minor increase. But small incremental increases bring us to a point where a great deal of openness has been and would be lost. The care home is a very significant building.

The 8 dwellings plus car parking proposed for the south west corner of the site would not greatly impinge on the visual appreciation of the main house. However this car parking in the south east of Grove House to some extent. Car parking surfaces, however 'green' do

still have a negative impact in the setting when cars are parked. This must of course apply to the existing tarmac parking area immediately front of Grove House. The Design & Access says 'Architectural references from the Manor House are some distance apart.....' Are there any references except that the new dwellings and Grove House are walls, roof, doors and windows?

#### GROVE HOUSE

The demolitions of elements of this Grade ii\* listed building do not seem to be a problem but without an internal inspection we could not be categorical on this aspect of the work.

Demolition of the courtyard building and bearing up this space seems satisfactory.

Removing the later ceiling of the kitchen to level the original vaulted ceiling us welcome.

Provided various stud walls and cupboards are removed without damage to historic fabric, we are content. A more sympathetic lift would be welcome.

Staircase is to be removed (Note No.9 on the plans), what is the status of this? We ask that its importance is carefully evaluated. Bathroom and toilet fittings should also be checked in case they are of interest.

The application states that the impact of services installation will be minimised and attention will be paid to reversibility – we look forward to these thoughts being implemented conscientiously. Original spaces should be kept or re-instated and sub-division of main rooms must be avoided. All original plasterwork and woodwork must be retained and repaired where necessary

Thank you once again for your attention.

Yours faithfully,

Henry Pankhurst  
Chairman  
Harrogate Civic Society