Decision No 26/05839/PCBSR

NORTH YORKSHIRE COUNCIL

Signet Planning Directors Pension Fund
c/o JEH Planning Ltd
Mr James Hobson
Lindley House
Hungate
Bishop Monkton
Harrogate
North Yorkshire
HG3 3QL
Your Ref:

NOTICE OF DECISION ON PRIOR APPROVAL APPLICATION FOR CHANGE OF USE OF A BUILDING AND ANY LAND WITHIN ITS CURTILAGE FROM A USE FALLING WITHIN CLASS E (COMMERCIAL, BUSINESS AND SERVICE) OF SCHEDULE 2 TO THE USE CLASSES ORDER TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) OF SCHEDULE 1 TO THAT ORDER.

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, SCHEDULE 2, PART 3 CLASS MA

PROPOSAL: Change of use of from Class E (commercial, business and service) to Class C3 (dwellinghouses) to create 4no. residential apartments.

LOCATION: Rowe House 10 East Parade Harrogate North Yorkshire
APPLICANT: Signet Planning Directors Pension Fund

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 15 September 2026 for Prior Approval of the risks and impacts of the development described above, have resolved to GRANT APPROVAL subject to the development being carried out within 3 years of the date of this letter and in accordance with the following conditions:

1 Development must be completed within a period of 3 years from the prior approval date.

2 The development shall be carried out in strict accordance with the following approved plans.

Proposed Floor Plans - Drg No. 6426 SSA-XX-XX-DR-A-101 P03 (Dated 26.10.26)
Proposed Site Plan - Drg No. 6426 SSA-XX-XX -DR-A-002 P03 (Dated 26.10.26)

3 The hours of construction, demolition and site preparation works audible at the site boundary shall be restricted to:

08:00 to 18:00 Mondays to Fridays;

08:00 to 13:00 Saturdays; and

No such works shall take place on Sundays or Bank/Public Holidays.

The reasons for the conditions are shown below:-

1 In accordance with the time limit requirements of the General Permitted Development Order 2015 (as amended).

2 For the avoidance of doubt and in the interests of proper planning.

3 In the interests of protecting the amenity of nearby residential occupiers.

INFORMATIVES:

1 The applicant is advised that suitable and sufficient provision should be made for the storage and containment of refuse and recycling prior to collection, together with appropriate access arrangements for collection vehicles. The facilities should be of sufficient capacity to avoid nuisance arising from odours, flies or vermin and refuse containers should not be stored outside the premises other than on collection days.

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@northyorks.gov.uk.



Martin Grainger
Head of Development Management

Date of Decision: 27 October 2026

Date of Issue: 27 October 2026

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.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the submitting the appeal. Further details are on GOV.uk.