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Your Ref:

Our Ref: DCREPDPN 6.38.6.L.FUL
ZC23/02883/FUL

Contact:

Date: 5 February 2025

Dear Sir/Madam

PROPOSAL: Remodelling of the interior and exterior of Canal Gates/Studley tea-room including landscaping; Demolition of single storey extensions and ancillary structures -retail hut, ticket office, LPG tank, fencing, hardstanding; Extension to Studley tea-room with external alterations including replacement windows, re-rendering of building, alterations to entrance door; widening of visitor entrance to terrace in front of tea room (canal gates flanking wall) to accommodate access improvements.

LOCATION: Studley Royal Tea Rooms Studley Park Ripon North Yorkshire HG4 3DY

CASE NUMBER: ZC23/02883/FUL

PUBLIC ACCESS: [view file](#)

Thank you for your comments relating to the above application which has been approved subject to the following condition(s):

- 1 The development hereby permitted shall be begun on or before three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in strict accordance with the application plan and the following details and plans, as amended by the conditions of this consent;
 - Location Plan; received 01.08.2023
 - Proposed Site Plan; drwg no. 101-FF-XX-00-DR-A-P01000, Rev S4-2, received 31.07.2024
 - Proposed Ground Floor Plan; drwg no 101-FF-XX-00-DR-A-P01100, Rev S4-2, received 31.07.2024
 - Proposed First Floor Plan; drwg no 101-FF-XX-01-DR-A-01101 Rev S4-2, received 31.07.2024
 - Proposed North Elevation; drwg no101-FF-XX-XX-DR-A-02100 Rev S4-2, received 31.07.2024

Proposed Site North Elevation; drwg no. 101-FF-XX-XX-DR-A-02000, Rev S4-2, received 31.07.2024

Proposed East Elevation; drwg no 101-FF-XX-XX-DR-A-02101 Rev S4-2, received 31.07.2024

Proposed South Elevation; drwg no 101-FF-XX-XX-DR-A-02102 Rev S4-2, received 31.07.2024

Proposed West Elevation; drwg no. 101-FF-XX-XX-DR-A-02103, Rev S4-2, received 31.07.2024

Proposed Extension Elevations; drwg no. 101-FF-XX--DR-A-02104, Rev S4-2, received 31.07.2024

Proposed Section AA and BB; drwg no. 101-FF-XX-XX-DR-A-03100, Rev S4-1, received 01.08.2023.

Proposed Section CC and DD; drwg no. 101-FF-XX-XX-DR-A-03101, Rev S4-2, received 31.07.2024

Proposed Roof Plan; drwg no. 101-FF-XX-RF-DR-A-01103, S4-2, received 31.07.2024

Proposed Ground Floor Access Plan; drwg no. 101-FF-XX-DR-A-01110, Rev S4-2, received 31.07.2024

Proposed Canal Gate Alterations; drwg no. 101-FF-XX-00-DR-A-07400 Rev S4-1, received 01.08.2023.

Edging layout; drwg no. 1823.RF.XX.XX.DR.L.007, Rev E, received 31.07.2024

External Levels and Drainage; drwg no. 1823.RF.XX.XX.DR.L.008, Rev F, received 31.07.2024

Ground Preparation Plan; drwg no. 1823.RF.XX.XX.DR.L.009, Rev E, received 31.07.2024

Proposed Railings and Yew Garden Access; drwg no. 1823.RF.XX.XX.DR.L.0070, Rev D, received 31.07.2024

Tree Removal Works Plan; drwg no. 1823.RF.XX.XX.DR.L.004, Rev F, dated 19.07.2024.

Tree Protection and Constraints Plan; drwg 1823.RF.XX.XX.DR.L.006, Rev F, dated 19.07.2024

Landscaping Layout Plan; drwg no. 1823.RF.XX.XX.DR.L.001, Rev P, dated 19.07.2024. Planting Plan; drwg no. 1823.RF.XX.XX.DR.L.003, Rev G, dated 19.07.2024.

LA09 Proposed North-South Landscape Sections; drwg no. 1823.RF.XX.XX.DR.L.0100, Rev D

LA10 Proposed Balustrade Sections; drwg no. 1823.RF.XX.XX.DR.L.0101, Rev D

LA11 Proposed Planting Sections; drwg no. 1823.RF.XX.XX.DR.L.0102, Rev D

Travel Plan: Local Transport Projects, July 2023.

3 Prior to their first use in the external construction of the development hereby permitted, samples of the external walling materials, details of the proposed lime mortar to be used, roofing materials, window and door surrounds and hard landscaping samples shall be made available on site for inspection and the written approval of the Local Planning Authority. The walling and hard landscaping samples will be 1 metre squared showing the colour, texture of the materials. Thereafter, the development shall be constructed in accordance with the approved details.

4 The Finished Floor Levels of the extension within the development hereby permitted will be set no lower than 69.3MAOD as stated in the Flood Risk Assessment document 'Hodel Consulting Engineers, referenced '19-023 Rev C' and dated 12th June'.

5 Water exclusion Flood Resilient measures will be implemented to a depth of 600mm above the finished floor levels, as stated in the Flood Risk Assessment document 'Hodel Consulting Engineers, referenced '19-023 Rev C' and dated 12th June'.

6 Prior to the commencement of any site clearance, demolition or development an

Arboricultural Construction Method Statement (AMS) setting out how the site will be cleared, the site developed and dwelling(s) constructed, ensuring there is no encroachment on to the Root Protection Area(s) of the trees. The AMS shall consider the following:

- Tree root protection (distances, engineering specifications for fencing in line with point (d) in line with British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations)
- Changes in levels to include proposed location of stored excavated soils
- Changes in surfaces
- Installation and layout of services
- Detailed and specific tree protection detail where unavoidable incursions to RPA's are identified
- Construction site access
- Construction site layout (offices, parking)
- Construction site materials storage
- The above list is not exhaustive and additional detail may be requested depending on the submitted detail.

Thereafter site clearance and development shall be carried out in accordance with the approved AMS.

7 Pursuant to condition 6, the applicant is to retain, throughout the development process as per the approved Arboricultural Construction Method Statement, the arboricultural consultant who is to forward a monthly progress report to the Local Planning Authority. The progress report is required to demonstrate that the trees are being protected in accordance with the submitted detail, and any approved Method Statement or other documentation, during the course of the development.

8 Prior to first use of the kitchen within the proposal hereby approved, details of the installation of odour filtration and/ or extraction shall be submitted for the written approval of the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved plans and maintained for the lifetime of the development.

9 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted

development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each

phase of the works:

1. details of any temporary construction access to the site including measures for removal following completion of construction works
2. restriction on the use of Abbey Road access for construction purposes
3. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway
4. the parking of contractors' site operatives and visitor's vehicles
5. areas for storage of plant and materials used in constructing the development clear of the highway
6. details of site working hours
7. details of the measures to be taken for the protection of trees
8. clarification that all proposed routes, red, yellow, and blue, in the Transport Statement provided by Local Transport Projects in July 2023 can be maintained and are fit for purpose

9. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue

10 In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, 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. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a 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 site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the local planning authority.

11 Works must be commenced outside the main birds nesting season (i.e. not March-August inclusively) unless a pre-commencement survey by a suitably experienced ecologist demonstrates to the local planning authority that no actively nesting birds would be adversely impacted by such works.

12 The works hereby permitted must take place strictly in accordance with the mitigation and compensation methods statement set out in chapter 9 of the submitted bat survey report (John Drewett Ecology, 2022), except where this may be modified by the requirements of any Natural England protected species licence. All compensatory roosting arrangements which are proposed for bats must be in place prior to the first use of the redeveloped buildings.

13 The submitted landscaping within the proposed Planting Plan, drwg no. 1823.RF.XX.XX.DR.L.003, Rev G, dated 19.07.2024, is to be implemented the planting season (October to March) after completion of the permitted development

14 In the event of failure of any trees or shrubs, planted in accordance with any landscaping scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens to the satisfaction of the Local Planning Authority.

15 Prior to the installation or siting of new or additional external furniture within the site of the proposal hereby permitted, details of the external furniture, including; any seating, benches, tables or parasols, shall be submitted to and for the written approval of the Local Planning Authority. Thereafter, the proposal shall be carried out in accordance with the approved details.

16 Prior to their installation, details of the siting, number and specification of the bicycle storage, on Proposed Site Plan drwg no. 101-FF-XX-00-DR-A-01000, Rev S4 2, shall be submitted to and for the written approval of the Local Planning Authority. Thereafter, the proposal shall be carried out in accordance with the approved details.

INFORMATIVES:

1 Native White-Clawed Crayfish are known to be present at this site area. All machinery, equipment and PPE that may have come into contact with river water on other sites, must follow the 'Check, Clean, Dry' biosecurity principles to prevent the spread of invasive non-native species and crayfish plague.

Any open, unattended excavations must either be covered or have a mammal ramp installed to provide a means of escape to any wildlife which may otherwise fall in and become trapped.

License for bat roost removal should be sought from Natural England and appropriate mitigation measures put in place.

Finally, consideration of Biodiversity Net Gain would be greatly beneficial at this location.

2 During construction materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean up of spillages, to prevent environmental pollution from the site operations.

We recommend that developers should:

- o Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- o Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- o Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- o Refer to the contaminated land pages on gov.uk for more information

3 Applicants are reminded that in addition to securing planning permission other permissions may be required from North Yorkshire County Council as Local Highway Authority. These additional permissions can include but are not limited to: Agreements under Sections 278, 38, and 184 of the Highways Act 1980; Section 38 of the Commons Act 2006, permissions through New Roads and Streetworks Act 1991 and Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations, and directions).

Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.

For more information about the application, please use the view file link above to view associated documents or contact Customer Services on telephone 0300 131 2 131 to make an appointment to view the file.

Whilst you have commented and received updates on this application, you will not be automatically notified of future applications on this site. We recommend you sign up for development alerts on public access to ensure you are made aware of any future development in your area. Full details of how to set this up can be found on the website.

You may also find the Government's [plain English guide giving an overview of how the planning system works in England](#) or similar information on the [Planning Portal](#) of use.

If you have any further questions, please do not hesitate to get in touch.

Yours faithfully

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