

Planning Discussion Monday 29 June 2026

Due to the meeting being inquorate the Clerk has delegated power to respond to the Planning authority in consultation with Councillors as per Planning Committee terms of reference.

Cllrs and Staff present: H Westmancoat
M Richards (Deputy Clerk)
Cllrs Batt, Davies, Flood and Oakes sent apologies

Ref No:	Details of Application:	Comments:
1	26/02554/DVCON Section 73 application for Variation of Condition 2 (approved drawings) of Planning Permission 25/03008/FUL (Replacement of garage link roof over storage area; formed with a new pitched roof with matching roof tiles; retention of garage door and new side cladding) to allow for new brickwork and smaller access door. 38 Farfield Avenue HG5 8HB	No objection
2	26/02495/TPO Lateral reductions of 0.4 metres to 2 metres to provide clearance from property and 5.2 metres to provide clearance from the highway of 1 no prunus tree (T18) 05/2008 G7. 17 Appleby Avenue HG5 9LZ	No objection. KTC supports the comments made by the arboriculturalist
3	26/02667/FUL Replacement of timber windows with uPVC and the addition of ventilation. Flat 1, 12 High Street HG5 0EQ	KTC objects to the replacement of traditional wooden windows with UPVC windows that are inappropriate for a property of this period within the conservation area. The windows should be replaced with wooden windows that will protect the character of the conservation area and protect the visual aspect of the building frontage. UPVC is out of keeping and would negatively impact the street scene. The planning authority has refused a number of similar applications in the past and KTC would urge NYC to refuse this application.
4	26/02831/FUL Front dormer extension 28 Hambleton Grove HG5 0DB	No objection
5	26/02598/FUL Proposed single storey garage and conservatory side extension Tree Tops, Spitalcroft HG5 8JB	No objection. KTC concurs with the conditions recommended by the arboriculturalist.
6	26/02897/FUL Removal of existing front and rear concrete tile hanging and replacement with proprietary	No objection

		secret-fix horizontal plank cladding system, and necessary trims and flashings. 28 Farfield Avenue HG5 8HB	
7	26/02961/FUL	Extension of existing garden room to create residential annexe. 3 Manor Road HG5 0BN	No objection
8	26/03055/TPO	Crown thinning (by 5%) of 1 no copper beech tree (T11) of TPO 04/1995 7 Boroughbridge Road HG5 0LX	Object – agree with the arboriculturalist response which recommends that the proposed crown thinning works be refused. Under the councils Tree & Woodland Policy crown thinning is no longer a supported form of pruning
9	26/01606/FUL	Removal of skylight in main auditorium roof and fill-in to match existing roof material. Replacement of 3 single glazed windows on main elevation with double glazing. Installation of 2 air source heat pumps and installation of solar PV to the west and east roof slopes. Frazer Theatre, High Street HG5 0EQ	No objection
10	26/02877/FUL	Erection of garden studio and installation of hot tub. Manor Cottage, 9 Water Bag Bank HG5 9AD	Object – see below for narrative

26/02877/FUL - Object

This is a totally inappropriate development for a grade 2 listed building that is over 350 years old located in Knaresborough's conservation area. Number 2 represents one of the most significant historic surviving houses in the town. It is the last surviving thatched cottage in Knaresborough. Manor Cottage occupies a prominent position overlooking the river and viaduct and appears in photographs dating from the early 20th century.

In addition, such a development would be out of character with the historic setting of Water Bag Bank and thus would result in significant negative impact and material harm to the building and view.

The impact has been made more prominent due to the removal of the previous garden planting. As there is no privacy and natural screening in this location, as is illustrated in the photos provided, it is unsuitable for the proposed use as both the hot tub and studio would be clearly visible and would have a significant detrimental impact on the visual amenity of the house and the local area.

Water Bag Bank is a steep lane linking Waterside and Kirkgate beside the River Nidd. The name is believed to derive from the ponies that once carried bags of water from the river up into the town before a modern water supply existed. Manor Cottage occupies a prominent position overlooking the river and viaduct and appears in photographs dating from the early 20th century.

What is known about its history?

- Manor Cottage is a **Grade II listed building**, first listed in **5 February 1952** for its special architectural and historic interest.

- Historic England dates the house to the **16th–17th century (Tudor to early Stuart period)**, making it around **350–450 years old**.
- The building was originally constructed as a **timber-framed house**, with stone elements later incorporated. Significant parts of the original timber frame still survive internally.
- It is particularly notable for its **thatched roof** and is often described as **the last surviving thatched cottage in Knaresborough**.

Fire and restoration

A major event in the cottage's history occurred in **1965**, when a fire destroyed much of the structure above the tie-beam level. Following the fire, the house underwent restoration while retaining surviving historic fabric. The present appearance therefore combines original 16th/17th-century elements with post-1965 reconstruction.

Architectural features

Historic England records:

- Timber and stone construction with rendered walls.
- Thatched, gabled roof.
- One-and-a-half storeys.
- A traditional **lobby-entry plan**.
- Surviving evidence of a continuous aisle along the road-facing side, suggesting an early vernacular house form.

Documentary references

The cottage was discussed by local historian **William Atkinson** in *Knaresborough and its Manor Houses* (1924), indicating that it was already regarded as an important historic building over a century ago.

In summary, Manor Cottage is a rare surviving vernacular house dating from the 1500s–1600s, notable for its timber-frame construction, thatched roof, survival through a major fire in 1965, and its status as one of Knaresborough's most distinctive historic buildings.