

**JENNIFER HUBBARD, B.A.(Hons) TOWN & COUNTRY PLANNING
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18th April 2018

By e-mail only

Our Ref: JH/KP/HH/04
Your Ref: 18/01087/FUL

Mr P Clarke
Planning Support Assistant
Economy and Culture
Harrogate Borough Council
PO Box 787
Harrogate
HG1 9RW

Dear Mr Clarke,

RE: **CONVERSION OF PART OF A PUBLIC HOUSE AND FLAT TO CREATE 1
NO. DWELLING AT THE HENRY JENKINS INN, MAIN STREET KIRKBY
MALZEARD, RIPON, NORTH YORKSHIRE HG4 3RY FOR MR JG
CLAYBOURN: LPA REF: 18/01087/FUL**

Further to our recent discussions and correspondence in connection with the above application, I now attach the following:

1. A completed Screening Assessment Form (Version 8.2)
2. Completed Tables 1 and 2 of Protected species, wildlife and habitats form.
3. A (not to scale) sketch indicating which parts of the (currently vacant) Henry Jenkins Inn are the subject of the application – i.e. change of use from public house and flat (part) to dwelling. I confirm that no alterations are proposed to the exterior of the building and we have agreed that any works to the interior which do not affect the external appearance of the building do not constitute *development* as defined in relevant planning legislation and are not therefore the subject of planning control. The sketch is based on an old, faded and incomplete 1992 layout plan and the specific uses of the internal spaces within the blue edged building may have changed in the interim. The sketch does, however, demonstrate that space is available in the building to provide all the facilities required to support a thriving public house. It also confirms that the ground floor of the application building was used as a restaurant with kitchen and wash-up area which we suggest is an “add on” rather than a fundamental element of a traditional village Public House. The sketch should be read with the photographs referred to below and the Block Plan Drg. No. 2696-01-02 already submitted.

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4. Photographs of the front and rear of the Henry Jenkins Inn illustrating the “split” between the building subject to this application and that part of the public house which is *not* part of the application.

I should make it clear (as I have done to you in discussion) that I do not consider the sketch plan at (3) above to be material to the change of use application. Nevertheless I have taken on board your comments that the current proposals will be of some local interest and I hope this letter and attachments are helpful and will enable you to validate the application.

Yours sincerely,

Jennifer Hubbard

Jennifer Hubbard

Enclosures: Completed Screening Assessment Form (Version 8.2)
Completed Tables 1 and 2 of Protected species, wildlife and habitats form
Sketch indicating which parts of the currently vacant Henry Jenkins Inn are
(and are not) the subject of the application
Photographs