

Our Ref: HC/23008/LPA1
Date: 15th April 2024

Planning Officer
Planning Services
North Yorkshire Council
County Hall
Northallerton
DL7 8AH

FAO: Rebecca Sherwood
Your Ref: NY/2024/0042/PAA

Hannah Clayton
Align Property Partners Ltd
White Rose House (2nd Floor)
Northallerton Business Park
Thurston Road
Northallerton
DL6 2NA

Contact: Hannah Clayton
Tel (01609) 797 358
Email: hannah.clayton@alignpropertypartners.co.uk

Dear Rebecca,

**BOROUGHBRIDGE PRIMARY SCHOOL APPROVAL OF DEMOLITION PLANNING APPLICATION
– NY/2024/0042/PAA**

I am writing in response to a letter received from yourself dated 4th April 2024, which is in relation to a planning application for approval of demolition of a HORSAs building (reference 1127) at Boroughbridge Primary School, currently being validated.

We note the request, for the purposes of clarity, to change the application description from the original wording, as quoted below:

“The HORSAs building proposed for demolition is in a poor condition and as such has lain disused for several years. The HORSAs has suffered from extensive water damage in recent years with regular flooding (every time it rains) to the east end of the building and a burst water pipe internally at the west end of the building, resulting in the entire floor structure requiring replacement. The HORSAs building’s portal frame is not structurally sound and at least one of the walls has begun to lean. The building’s entire fabric envelope requires insulating and damp-proofing. The existing mechanical and electrical services are not fit for purpose and would require an entire strip-out and re-fit. Asbestos containing materials are known to be present in the building which would require licensed removal. A remodel of the internal spaces and level access would also need to be provided to ensure the building is compliant with current regulations. However, any attempt to undertake alterations or refurbishment work would likely result in the loss of the existing structure as the building has significant structural defects. on land at Boroughbridge Primary School, York Road, Boroughbridge, York, YO51 9EB.”

To the revised wording, to include a pre-fix with additional information, as quoted below:

“Request for Prior Approval under Part 11 of the General Permitted Development Order 2015 for the demolition of an HORSAs building, reference 1127. The HORSAs building proposed for demolition is in a poor condition and as such has lain disused for several years. The HORSAs has suffered from extensive water damage in recent years with regular flooding (every time it rains) to the east end of the building and a burst water pipe internally at the west end of the building, resulting in the entire floor structure requiring replacement. The HORSAs building’s portal frame is not structurally sound and at least one of the walls has begun to lean. The building’s entire fabric envelope requires insulating and damp-proofing. The existing mechanical and electrical services are not fit for purpose and would require an entire strip-out and re-fit. Asbestos containing materials are known to be present in the building which would require

licensed removal. A remodel of the internal spaces and level access would also need to be provided to ensure the building is compliant with current regulations. However, any attempt to undertake alterations or refurbishment work would likely result in the loss of the existing structure as the building has significant structural defects. on land at Boroughbridge Primary School, York Road, Boroughbridge, York, YO51 9EB.”

We confirm, by way of this statement, that we would like to include the second, revised description as part of the application, reference NY/2024/0042/PAA.

Yours Sincerely

Hannah Clayton
Architect, on behalf of Align Property Partners.