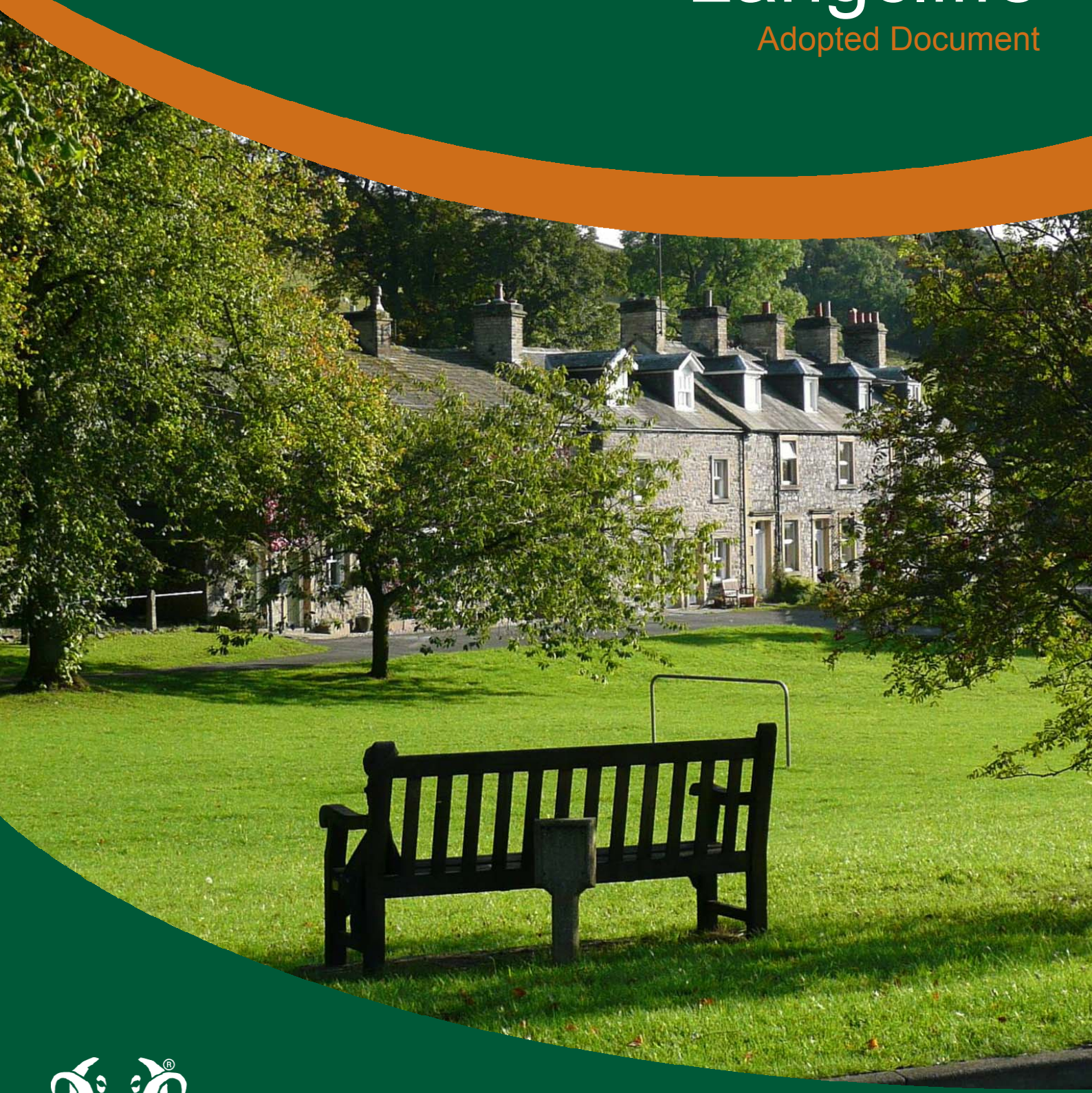
Conservation Area Appraisals
in the Yorkshire Dales National Park

Langcliffe

Adopted Document



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PART I

1.0 Introduction

> *The* ***historic environment*** *provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. […]* The historic environment is a **unique**, **fragile** and **non-renewable** resource which contributes to the economy, society and daily life. Once lost, it cannot be replaced [1].

[1] DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide,* paragraphs 5, 6 & 8.

This document provides the first comprehensive appraisal of the Langcliffe Conservation Area within the Yorkshire Dales National Park, although a brief report on the conservation area was written by Michael Lamb as part of *An Appraisal of Settlements in the Yorkshire Dales National Park* in 1991.

Throughout the text, the Yorkshire Dales National Park Authority will be referred to as 'we', or 'the Authority'.

1.1 The Area

Langcliffe was given conservation area status on 01 January 1978. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 7.92 hectares encompasses most of the village and some of its surroundings. The overall character of the place is both informal in terms of its historical development and rural due to its vernacular architecture and natural landscape setting **(figure 01)**. Langcliffe is a very attractive conservation area and generally in good condition **(see 4.4.j)**.



Figure 01: Langcliffe village: informal and rural character (photo © Gaby Rose, YDNPA, 2009)

1.2 The Appraisal

Purpose. Every conservation area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Langcliffe Conservation Area, to evaluate and record its special interest **(see 3.0-4.0)**. It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative, and opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the preservation and enhancement of Langcliffe's character and appearance, providing a basis for making sustainable decisions about its future. Conservation areas can be susceptible to incremental and dramatic

change due to neglect caused by economic decline, as well as over-investment and pressure for development. Hence the appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place, and to help promote positive change.

The appraisal provides information about the Langcliffe Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the Authority when planning to undertake any work on listed buildings or structures within the vicinity of designated heritage assets.

Scope. This document is divided into two parts: The core of Part I assesses the special interest of the Langcliffe Conservation Area, while Part II contains draft management proposals.

The appraisal was mainly created through use of primary sources like historical maps and aerial photographs from the Historic Environment Record as well as secondary sources, most of which are compiled on the Langcliffe homepage. Literature and websites which may be of further interest are listed at the back **(see 9.1)**. In addition, site visits to analyse the current physical evidence and condition of the conservation area were undertaken during October and November 2009.

A special thanks goes to Dr Michael Slater, resident of the village and chairman of its local history group, who has provided invaluable help for the understanding of Langcliffe's development.

A draft version of this document was available for public consultation from 27 January to 07 April 2010 **(see 5.0)**. The comments received during that period were reviewed by the Authority before proposed changes were put forward to the Members for approval at the Authority's meeting on 25 May 2010. The Langcliffe Conservation Area Appraisal was finally adopted on 29 November 2010.

2.0 Planning Policy Framework

The YDNP Authority's policies for conservation areas, along with other related policies concerning development and the use of land, are set out in the *Yorkshire Dales Local Plan 2006;* the policies contained within chapter 10 – built heritage and the historic environment – are particularly relevant. This plan is in compliance with the Yorkshire and Humber Plan, the area's regional spatial strategy until 2026, as well as national legislation, policy and guidance which include *Planning Policy Statement 5: Planning for the Historic Environment* and *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.* Further policies may be found in *Planning Policy Statement 7: Sustainable Development in Rural Areas.* All national legislation, policy and guidance are material to individual planning and heritage consent decisions.

Policies specific to listed buildings or conservation areas in the Craven District Local Plan (1999) were not saved as because they either repeated or were superseded by national planning policies.

2.1 What Is a Conservation Area?

Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as:

> *an area of* ***special architectural or historic interest*** *the character or appearance of which it is desirable to preserve or enhance*

Designation. It is the duty of the local planning authority to designate such areas [1], preferably with input from the local community. Yet this should never be undertaken solely in response to local pressure, to provide an additional control to actual or perceived threats to the character of an area or to secure the future of a particular building, but only if an area is of sufficient special interest [2]. The quality and interest of the overall built historic environment rather than of individual buildings should be the prime consideration. Whilst the *immediate setting of the area also needs to be considered carefully and within reason, included in the boundary[, … c]onservation area designation is not generally an appropriate means of protecting the wider landscape* [3].

Review. It is also the duty of the local planning authority to regularly review its conservation areas and, where appropriate, designate new parts [4]. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

Langcliffe, like most of the conservation areas within the Yorkshire Dales National Park, was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. Therefore the existing designation may not be considered as sound by current standards. The opportunity has consequently been taken to review the area in accordance with current guidance from English Heritage [5]. This has the additional advantage of producing a more robust and consistent document that can be of greater influence in the planning process.

Performance. Further duties of the local planning authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of the conservation areas [6]. It will also seriously consider the desirability of preserving or enhancing their character or appearance when exercising planning powers [7]. National Park family indicators provide a tool to monitor the National Park Authority's performance regarding these functions.

1 Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1)(b).
2 English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 3.14.
3 *ibid,* paragraphs 3.15 & 3.16.
4 Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(2).
5 English Heritage (2006) *Guidance on conservation area appraisals* & *Guidance on the management of conservation areas.*
6 Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.
7 *ibid,* section 72.

Implications. Conservation area designation may result in resource implications for owners, developers and residents because of the increased statutory controls and particular requirements for the repair and alteration of existing, or the construction of new, buildings. However, designation also brings considerable benefits which are outlined below.

2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the local planning authority.

The public. Conservation areas can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world. At the same time, conservation-led change can make a positive contribution enabling communities to regenerate. When considering investment, appraisals should guide the form and content of development, enhancement of the public realm, traffic management and outdoor advertisement. This value of an area is beneficial to both owners and developers, and estate agents are likely to put increasing emphasis on such a location when advertising properties.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to raise public awareness and support, and upon which the prosperity of an area is sustained. They are necessary if funding is sought for grant-aid, offering financial assistance for owners to encourage repairs and preventative maintenance.

The Authority/local planning authority. Designation helps us to manage change by applying robust conservation policies to an area.

Decision-making – In exercising any planning functions affecting land or buildings within a conservation area, the local planning authority has a general duty [8] to pay *special attention* to the *desirability of preserving or enhancing the character and appearance of that area*. Planning functions include both the formulation of planning policies and the determination of planning applications. In order to be able to assess the impact of a planning policy or application upon a conservation area, the local planning authority needs to understand what the special architectural or historic interest of that area is. Conservation area designations and their character appraisals help to do this and therefore inform decisions about the impact that a planning policy or proposal will have.

Although conservation area designations and character appraisals help to inform planning decisions, they alone do not determine whether development will or will not be acceptable. The impact of development upon the special architectural and historic interest of a conservation area needs to be weighed against other planning considerations in reaching a decision. In the National Park the 2006 Local Plan currently forms the basis for most planning decisions and its policies allow a variety of development types within conservation areas. The Local Plan policies will be gradually replaced in coming years by the Local Development Framework, starting with a review of housing policy.

Planning control – Designation automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls [9] or lopping and felling trees [10]. Within the National Park conservation area status only has a very limited effect on 'permitted development' (those minor works that do not require planning permission). This is because the National Park designation already restricts permitted development rights [11].

Article 4 of the same order enables local planning authorities to further withdraw permitted development rights. This would be justified *where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking*

[8] Planning (Listed Buildings and Conservation Areas) Act 1990, section 72. This duty also applies to the Planning Inspectorate when determining planning appeals or conducting examinations into the soundness of development plans.

[9] Planning (Listed Buildings and Conservation Areas) Act 1990, section 74(1).

[10] Town and Country Planning Act 1990, section 211(3).

[11] Town and Country Planning (General Permitted Development) Order 1995, schedule 2 part 1.

place or is likely to take place, and which should therefore be brought into full planning control in the public interest [12]. Policy HE4.1 of PPS5 advises local planning authorities to consider the use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment, to ensure new development is given due consideration [13].

Management plans – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. The local planning authority is also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas [14]. These management plans may set out a variety of measures designed to help safeguard, manage and improve the area within its historic context. The appraisal is the basis for developing a management plan for the conservation area.

[12] English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 5.22.
[13] PPS5: Planning for the Historic Environment (2010).
[14] Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.

3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of the Langcliffe Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapter **(see 4.0)**.

3.1 General

> The special architectural or historic interest of a conservation area is reflected in its **character or appearance** which it is **desirable to preserve or enhance**.

When searching for the special interest of the Langcliffe Conservation Area, its significance, identity and distinctiveness is judged alongside local or regional criteria, while also recognising values attributed to the area by the local community and all those with a legitimate interest in it [1]. The more clearly special interest is defined, the sounder will be the basis for local policies, development control decisions and management proposals. This helps reduce the potential uncertainty for owners and others when investment or development in the area is considered [2].

[1] English Heritage (2006) *Guidance on conservation area appraisals*, paragraph 4.3.

[2] English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 4.1.

3.2 Summary of the Special Interest of the Langcliffe Conservation Area

The special character of Langcliffe lies in the following:

- informal pattern of the built environment **(see 4.1.b)**
- beautiful landscape setting **(see 4.1.c)**
- historical development of the Manor of Langcliffe and as an early-industrial village **(see 4.2.a)**
- a variety of different yet well-related spaces **(see 4.3)**
- some attractive buildings **(see 4.4.c)**

4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Langcliffe Conservation Area with regard to its location and setting, historic development and archaeology, spatial issues, and character. A summary of the special interest has already been provided **(see 3.2)**.

4.1 Location and Setting

This section describes the location and context, general character and plan form, and landscape setting of the Langcliffe Conservation Area.

a) Location and Context

Village. Langcliffe is located one mile north of Settle in North Yorkshire, England, has a national grid reference of SD 822 650, and lies on the edge of the Yorkshire Dales National Park **(figure 02)**, with the B6479 serving as its western boundary. It can be easily reached when travelling from Settle or Horton-in-Ribblesdale. From the village centre a secondary road leads to the popular outdoor destination of Malham. However, some visitors prefer to park in Langcliffe and start using public footpaths from here.



Figure 02: Location maps (left @ 1:250,000, based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009; right – not to scale, graphics © Gaby Rose, YDNPA, 2009)

The Yorkshire Dales National Park Authority is the local planning authority for the main part of Langcliffe Parish, with Craven District Council responsible for the remainder.

Conservation Area. The Langcliffe conservation area as designated in 1978 does not comprise the entire village. It also includes a small area across the B6479 which is the responsibility of Craven District Council and where their planning policies apply. For a holistic view of the settlement, both the buildings in the village outside the conservation area boundary and the Craven part are analysed in this appraisal.

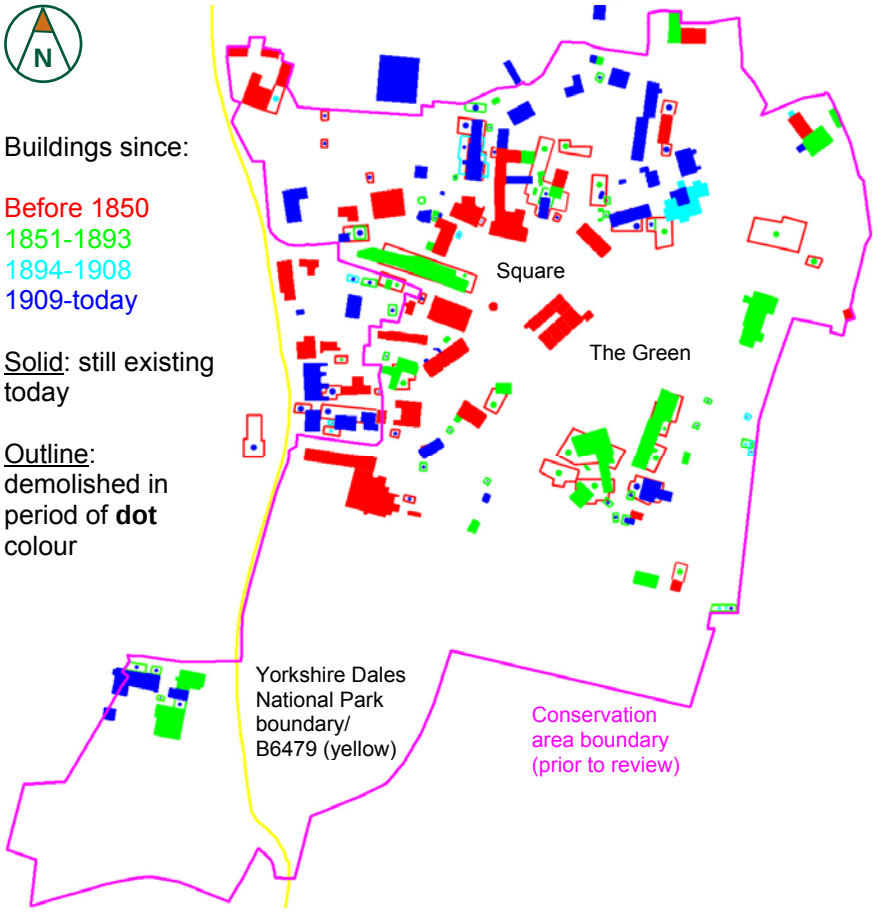
A detailed map of Langcliffe can be found in the appendix **(see 9.4)**.

b) General Character and Plan Form

The overall character of the Langcliffe Conservation Area is rural due to its natural setting and vernacular stone-built architecture, displaying an organically-grown informal plan form **(figure 03)**. A characteristic of the layout are its short and narrow lanes, which radiate roughly north and west from the Green and are lined by mainly undistinguished property of

various builds and periods. While the built environment is often densely knit together, the large village green provides a generous feeling of space. It is notable that the special qualities of both the Green and the central square have been retained, despite development over the years.

Figure 03: Built-environment map regression, not to scale (graphics © Gaby Rose, YDNPA, 2009)



c) Landscape Setting

Topography. The village of Langcliffe lies on a natural terrace on the eastern side of the Ribble valley. Topographical features that restricted its expansion include down-slopes in the south and west, and hills to the east where the land rises towards Malham **(figure 04)**.

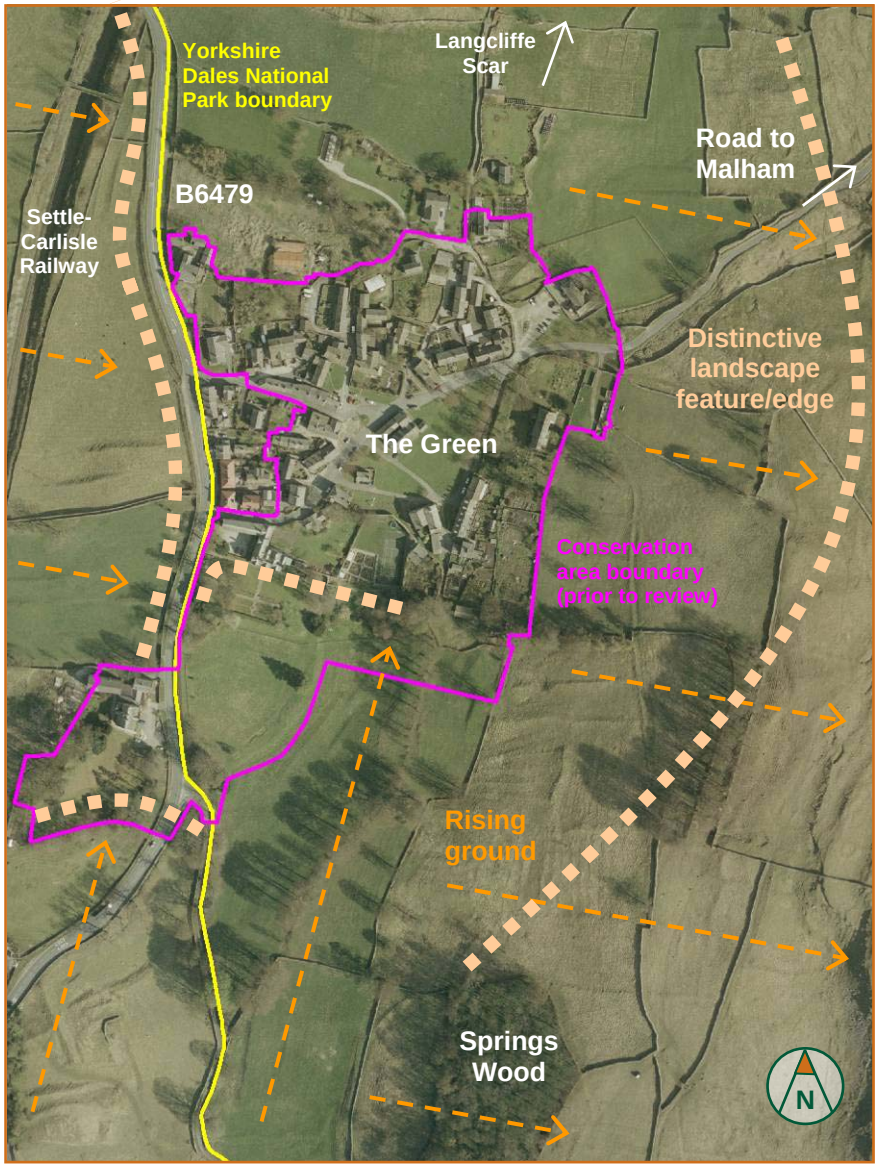


Figure 04: Topographical features @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)

Setting. Despite being directly on the main road between Settle and Horton-in-Ribblesdale, Langcliffe is embedded within an idyllic setting, surrounded by meadows and trees which hide much of the village edge to the north, east **(figure 05)** and south.



Figure 05: View onto Langcliffe village, taken from the northeast along the road to Malham (photo © Gaby Rose, YDNPA, 2009)

Langcliffe is most visible from the outside when travelling along the B6479 **(figure 06)**. However, some of the buildings lining the main road

are not included within the conservation area. There are two listed buildings along this stretch which are inside the boundary – the key landmark Mount Pleasant House at the northern end and the fairly concealed Langcliffe Hall at the southern end of the village; both of them are described in more detail later **(see 4.4.c)**.



Figure 06: View alongside the B6479, facing south, with Mount Pleasant House on the left (photo © Gaby Rose, YDNPA, 2009)

Further to the north, the steep limestone cliffs of Langcliffe Scar **(figure 07)** provide a dramatic backdrop to the picturesque village and fields below.



Figure 07: View onto Langcliffe Scar, taken from the B6479 towards the north (photo © Gaby Rose, YDNPA, 2009)

Geology. Langcliffe parish lies between two ancient fault lines: the Middle Craven and North Craven Faults. The rocks in this area are mainly Great Scar Limestone and some of the Yoredale Series, which both belong to the Lower Carboniferous period. There is also a narrow band of Silurian rocks that extends from just south of Malham Tarn to the Ribble valley. The carboniferous limestones provide the main building material in the village.

The geological history of the parish begins in the Silurian period around 420 million years ago. Sedimentary rocks, which comprise sandstones and siltstones of the Austwick Formation, were once eroded material transported by rivers into the sea, where they were deposited. At the end of this period, two continental plates collided and alternating layers of sandstone and siltstone were crumpled into a tightly folded landscape, and later partly worn down by river action.

There are no rocks of the Devonian period in Langcliffe, which lasted from 410 to 350 million years ago, as the Silurian rocks were then probably above sea level.

The Lower Carboniferous period began around 350 million years ago, when sediments were laid down in a calm tropical marine environment. In Langcliffe, the exposed rocks of the Great Scar Limestone are a particularly pure limestone, composed mainly of calcium carbonate and the remains of corals, crinoids, foraminifera, algae and shell fish. They are light grey in colour and weather even paler, with obvious horizontal bedding planes and a well-developed system of joints, which are vertical lines of weakness. Different layers display a rhythmic pattern from the changing sea levels. In the parish, these immense deposits of Great Scar Limestone have resulted in massive features like high cliffs, scars and limestone pavements. Caves with interconnecting passages and shafts are also a common feature of this landscape.

The geological succession then passes into the deltaic sediments of the Yoredale Series. They show a typical rhythmic type of sedimentation with a gradual change from a marine to terrestrial environment.

During a period of mountain building around 270 million years ago, the area was again raised above sea level, and has mostly remained dry land since that time. Only recent drift deposits from the last glacial period are found on top of the Carboniferous beds.

A more detailed description of the parish's geology can be found on the Langcliffe website [1].

4.2 Historic Development and Archaeology

This section describes the origins, archaeology and historic development of the Langcliffe Conservation Area.

a) Origins and Historic Development of the Area

Origins. Worked bone found in excavations at Victoria Cave provides some of the earliest evidence for human activity in the Yorkshire Dales. There are earthworks indicative of late prehistoric and Romano-British settlements in the Langcliffe parish, but no recorded finds or evidence for any pre-medieval settlement in the vicinity of the village.

The following information has mainly been adapted from the Langcliffe website [2, 3, 4], unless stated otherwise.

Historic development. The village takes its name from the adjacent limestone scars. The name is first mentioned in the Domesday Book of 1086 as 'Lanclif'. The parish of Giggleswick, in which Langcliffe lay before it became a parish of its own right in 1851, belonged at that time to Roger Poitou, although soon after the Percy family became its overlords. In 1148, William de Percy founded the Cistercian Sawley Abbey on the banks of the Ribble near Clitheroe, Lancashire.

The Manor of Langcliffe was a territorial unit under feudal lordship, including arable and waste land, the village and further houses or farmsteads [5]. Its development is closely tied to the histories of several local families.

In 1221, Elias de Giggleswick, Lord of the Manor of Langcliffe, appealed to the Papal Legate about a corn mill built by the Cistercian monks of Furness Abbey on his side of the river, taking away the custom from his own mill. As a consequence, the monks had to hand the mill over. In hope of buying salvation, Elias granted all his land in Langcliffe to Sawley Abbey in around 1240, making the abbot Lord of the Manor and

1 Light, Jo (2000) 'The Geology of Langcliffe Parish', http://www.langcliffe.net/Geology.html.
2 Croll, Kate & Leigh, Joyce (2000) 'The Timeline', http://www.langcliffe.net/Timeline.html.
3 Slater, Michael J (2009) 'The Early History of Langcliffe in Craven', http://www.langcliffe.net/HistoryofLangcliffe.html.
4 Slater, Nancy (2000) 'A Background to the Social History of Langcliffe', http://www.langcliffe.net/Background%20Social%20History.html.
5 Slater, Michael J (2009) 'Langcliffe Manor: a short history', email to Gaby Rose on 23 October.

proprietor of the former Furness corn mill, which is later referred to as High Mill.

Following the Battle of Bannockburn, Scottish raiders ransacked Langcliffe in 1318. The village was then supposedly rebuilt half a mile south of its original site.

After the Dissolution of the Monasteries in 1536, Henry VIII rewarded Sir Arthur Darcy for helping to pacify the rebels in the north of England by 'selling' him the Langcliffe Manor – i.e. granted in fee simple, then the securest form of tenure, as the king still remained the ultimate owner in the feudal system. A year later, Sir Arthur bought all removable possessions of Sawley Abbey which he had personally taken hold of during the uprising. In 1539, more Langcliffe land was transferred to him by his eldest brother. In 1591, thirty years after his death, the Manor and other land and properties were sold by his son Nicholas via 'trustees' (feoffees) to a number of local people, in order to settle financial debts. Hence the tenants became 'freeholders' who traded their houses and land, with several families emerging as the major landholders. The lordship of the Manor now rested with the villagers [5].

[5] Slater, Michael J (2009) 'Langcliffe Manor: a short history', email to Gaby Rose on 23 October.

[6] Anon (2000) 'The Mills', http://www.langcliffe.net/Langcliffe%20Mills.html.

From the seventeenth to nineteenth centuries, much of the villagers' employment depended on the early-industrial mills nearby **(figure 08)**. During the Middle Ages, there were two water-powered corn mills on the Langcliffe stretch of the River Ribble: Old Mill near the Stainforth border and High Mill, both belonging to the monks of Furness. In 1784, High Mill was rebuilt for cotton-spinning, and a year later, Langcliffe Place was constructed as a home for the mill owners. Further south, the Shed was added, which became a weaving mill in the 1820s. In 1794, Old Mill was adapted to paper-making. Between 1801 and 1841, Langcliffe's population rose from 260 to 604. High Mill and the Shed were sold and closed down by 1855, forcing many workers to desert the village, although when Lorenzo Christie re-opened them in 1861, the population of only 376 started to dramatically increase again. From 1872 on, many people also depended on the employment at the Hoffmann Kiln at the Craven and Murgatroyd Lime Works, which was last fired in 1937. High Mill and the Shed finally closed in the early 1950s. The former was also converted into paper making while the latter is now known as Watershed Mill, an outlet store [6]. In 2006, the Old Mill closed after operating as a paper mill for over two centuries.

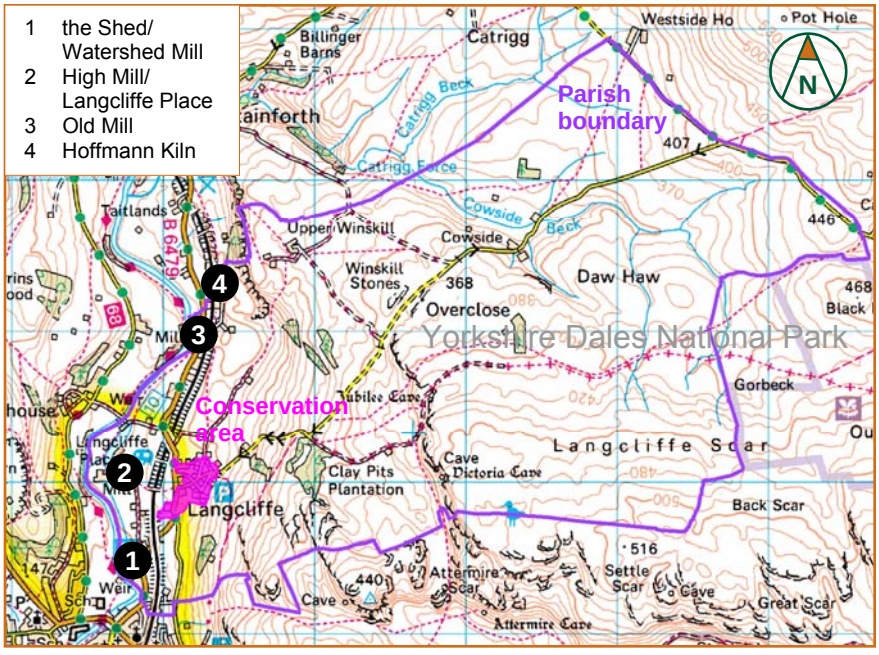


Figure 08: Places of employment @ 1:50,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)

Langcliffe used to be a working-class community. Most men in the village were employed as farm servants, quarrymen or mill hands.

In 1825, the first school was built in the village by subscription. In the early 1980s, local people successfully petitioned against the threatened closure of Langcliffe School but, economically unviable, it finally closed in 2007.

The historical development of Langcliffe's plan form **(figure 09)** shows the general nature of the layout has changed little, with new buildings filling in the gaps while not altering the village's edge (except in the north) or its main public spaces. Any future growth should respect this historical development pattern.

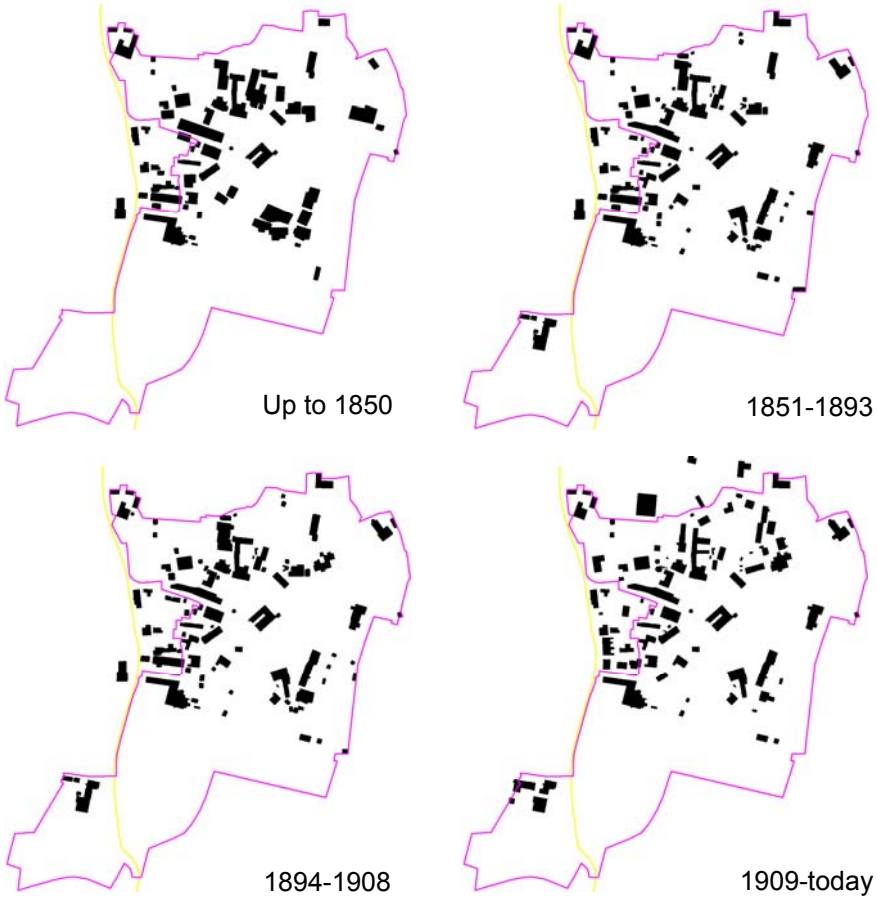


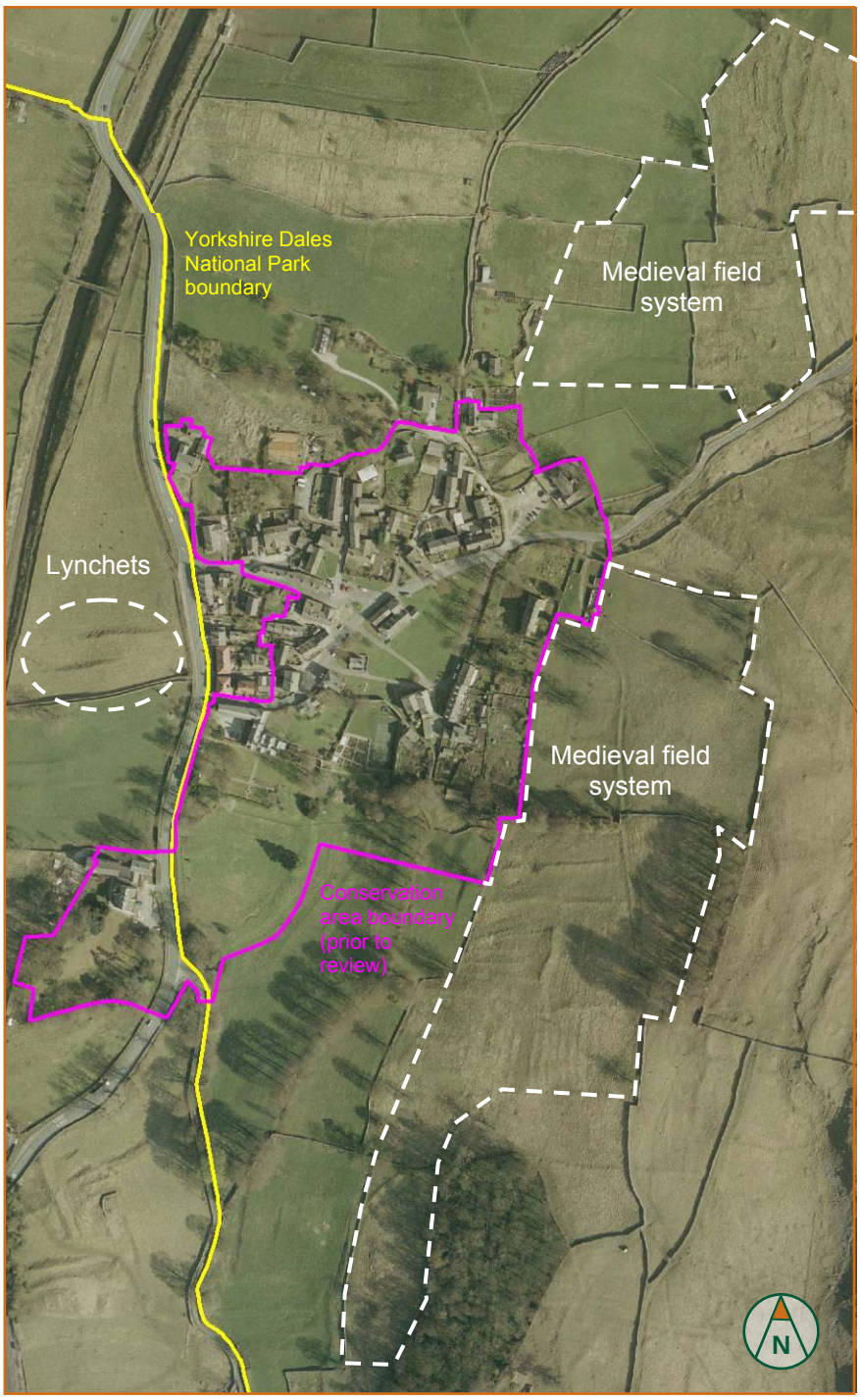
Figure 09: Historical development of plan form, not to scale (graphics © Gaby Rose, YDNPA, 2009)

b) Archaeology

The area surrounding Langcliffe village is rich in prehistoric remains. Victoria Cave has evidence of human activity from about 10,300 BC. In the more immediate vicinity just beyond the conservation area boundary, lynchets and other medieval field systems form clearly visible features within the landscape **(figure 10)**, though none of these are designated as scheduled monuments.

Information about individual surveys, monuments or other features can be found on Yorkshire Dales National Park Historic Environment Record (HER), which is a comprehensive and dynamic computer database linked to a Geographic Information System (GIS).

Figure 10: Archaeological features @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)



4.3 Spatial Analysis

This section describes the character and interrelationship of spaces, as well as the key views and vistas of the Langcliffe Conservation Area.

a) Character and Interrelationship of Spaces within the Area

How space is perceived by the passer-by plays an essential role for the character of any conservation area. To determine its impact, one must examine the density and openness of the built environment, as well as facades or boundary walls that define individual zones. Public areas are more accessible to a wider range of people – and consequently have a greater impact – than private ones.

Density and openness. The development of Langcliffe's built environment has primarily been governed by its two principal roads, and most of the buildings are fairly densely packed within the V-shape

created by the B6479 and Main Street, filling a roughly triangular space. In contrast, fewer houses are located to the south-east of the triangle **(figure 11)**. Although there is a stark difference in the character and perception of space between the 'dense' and 'open' areas, they both complement each other and contribute to the special interest of the Langcliffe Conservation Area. Further spatial contrast is provided by the open landscape beyond the village **(see 4.1.c)**.

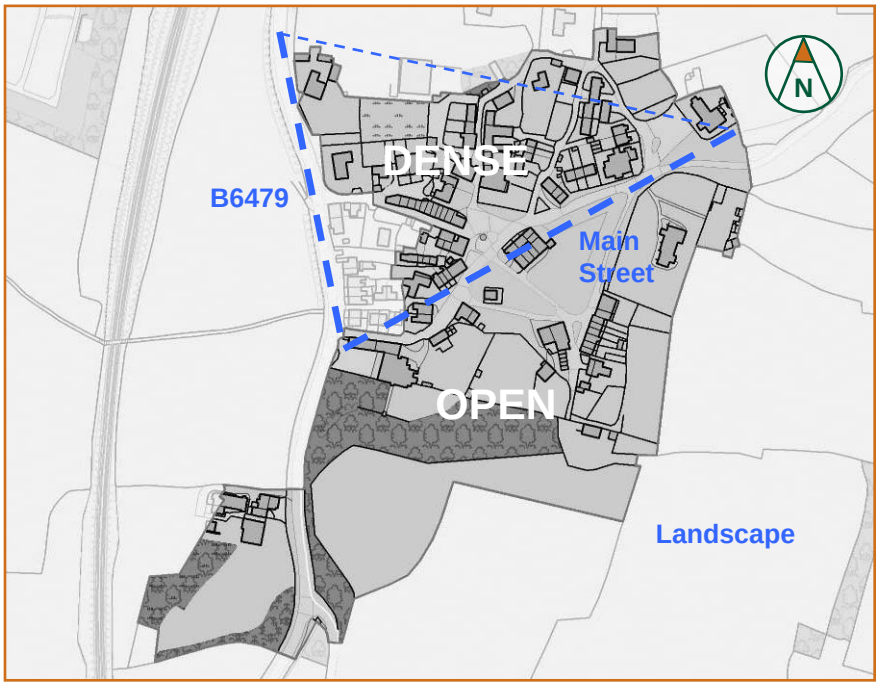
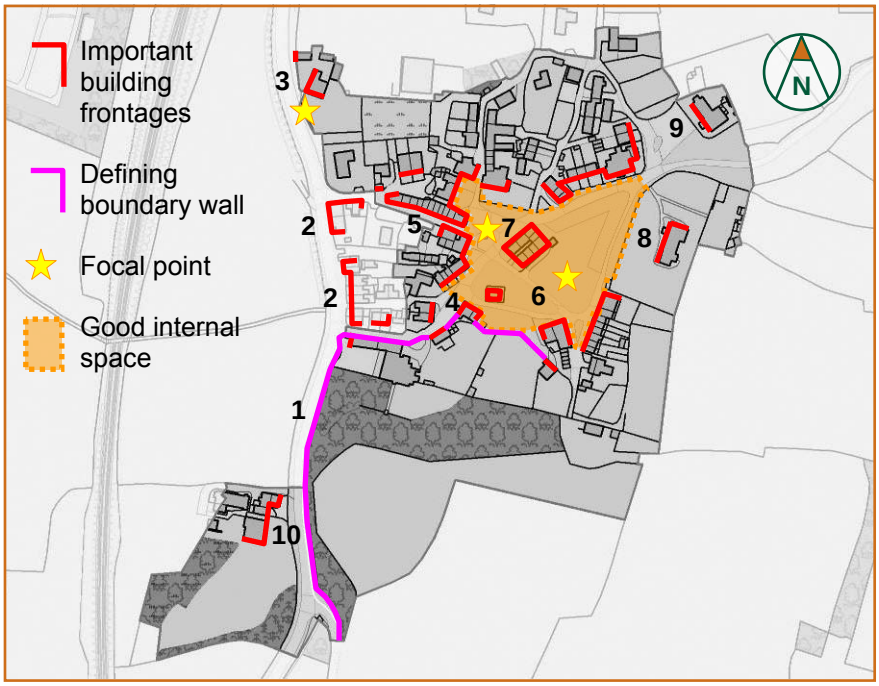


Figure 11: Spatial character of built environment @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)

Definition of space. Facades or boundary walls which play a key role in defining space, as perceived from public right of way **(figure 12)**, comprise:

- A strong edge along the east side of the B6479, including the boundary wall to Langcliffe Hall estate (1) and the elevations of several buildings outside the conservation area (2)
- The landmark building of Mount Pleasant House (3)
- Partially defined edges along the two main access roads into the village – Main Street (4) and New Street (5) – which are either formed by buildings or boundary walls
- An irregularly shaped edge around the Green (6) and central square (7), providing a large, informal focal area
- The Church (8) and the school (9) closing off the Green in the background
- The main elevations of Bowerley facing southeast (10)

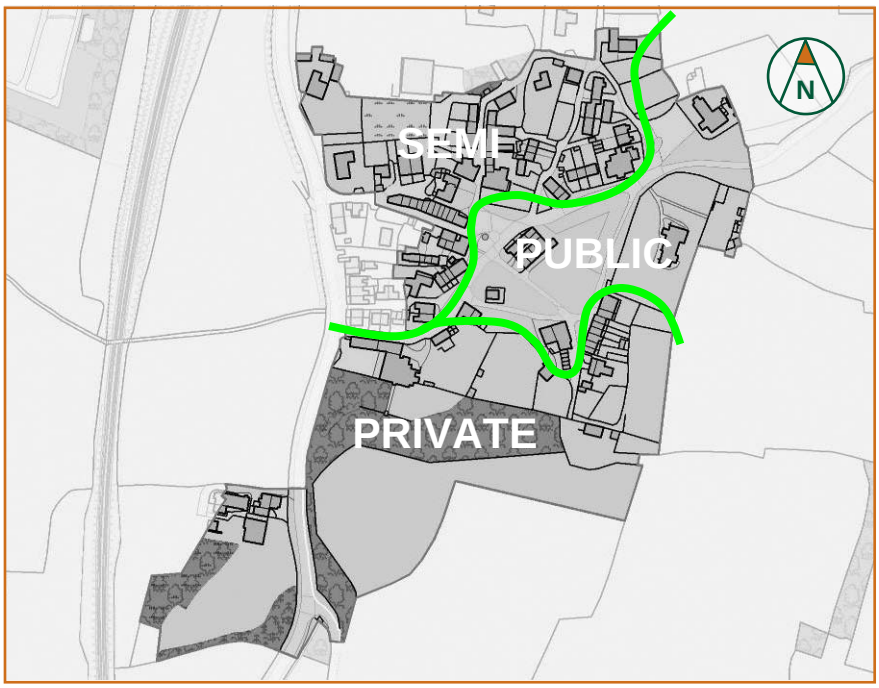
Figure 12: Definition of space @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)



Public and private space. The relationship between public and private space creates three different zones in Langcliffe **(figure 13)**:

- Semi-public/private space: The densely built-up area, which provides access via public lanes, but also many private walled gardens
- Public space: The area comprising the Green, central square, church and school
- Private space: Marked by a high boundary wall, the area south of the Green mainly comprises Langcliffe Hall and Bowerley

Figure 13: Public and private space @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)



The private zone is the largest. This could raise the question whether it is justifiable to include parkland or gardens in private ownership to this extent or not, as the general public may experience none of it. Furthermore, registered parks and gardens provide a separate category for protecting historic estates, which may be an option to be considered.

b) Key Views and Vistas

The following map shows key views taken from inside Langcliffe **(figure 14)**. They include both short-distance views within the village and long-distance views into the surrounding landscape. Views from outside the conservation area have already been discussed earlier **(see 4.1.c)**.

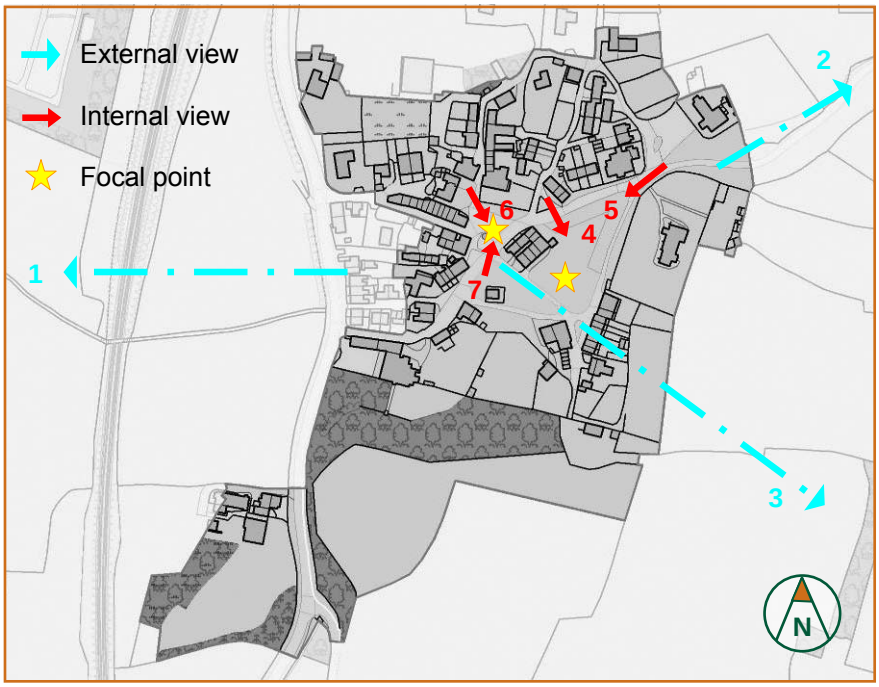


Figure 14: Key views from inside the village @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)

(1) Regarding external views from Langcliffe into the wider landscape, the B6479 offers a splendid 360-degree panorama towards Langcliffe Place and the western slopes of the Ribble Valley **(figure 15)**. Despite the industrial character of the mill, much of it is 'swallowed' by the surrounding trees and hills behind, creating an idyllic scenery when seen from that distance. Moreover, the Settle-Carlisle Railway, a conservation area in its own right, is not noticeable from here, although it is very close.



Figure 15: View 1 towards Langcliffe Place (photo © Gaby Rose, YDNPA, 2009)

(2) Another good view is offered from the north-eastern edge of the village **(figure 16)**, with enclosed fields and groups of mature trees climbing up the slope to the moors. This view provides a completely different visual experience to the panorama before, as the sight lines are now very narrowly channelled along the road to Malham.

Figure 16: View 2 up the road to Malham (photo © Gaby Rose, YDNPA, 2009)



(3) The last view to the outside is taken from within the village. The viewpoint is just south of the cobbled square with the fountain, and provides a visual link between the two main public spaces. From here the eye wanders eastwards: first over the Green, then to the fine old houses forming the immediate background, and finally towards the hills behind **(figure 17)**. It is a perfectly composed picture made up of easily discernible layers. Yet it is also noticeable that despite the attractive landscape setting outside the conservation area, the buildings generally focus inwards towards the village green.

Figure 17: View 3 over the Green towards the hills (photo © Gaby Rose, YNDPA, 2009)



(4-5) Many internal views within Langcliffe are naturally drawn to the Green as well, especially those taken at its north-eastern edge which focus on the open space and its architectural or planted background, with the surrounding natural landscape often hidden from view **(figures 18-19)**. It has village-green status and a stream running underneath.

Figure 18: View 4 onto the Green, with St. John's Row in the background (photo © Gaby Rose, YNDPA, 2009)



Figure 19: View 5 onto the Green, taken between church and institute (photo © Gaby Rose, YNDPA, 2009)



When comparing the last three photos of the Green, it becomes apparent that the spatial experience of one place can change dramatically, depending on the particular viewpoint. Here, the quality of each view is not only determined by the grassed area itself but, more importantly, its immediate surroundings which define the space, including all structures, vegetation and the wider landscape alike.

(6) The last set of images view on the central square. The first photo was taken from the same location as View 3, but into the opposite direction and focussing onto the fountain **(figure 20)**. It also shows the three main old buildings in the village and the Stocks Tree, which is a replacement to the original one felled in 1996. The cobbled square around the fountain is an effective contrast to the village green, with attractive glimpses to some of the narrow lanes as well as more extensive views southeast **(figure 17)**. This viewpoint links the Green to the closely built-up lanes and modest terraces, making it the very heart of the village.

Figure 20: View 6 onto fountain; buildings from right to left: Old Vicarage, Mount Pleasant farm House and Manor Farm (photo © Gaby Rose, YNDPA, 2009)



(7) The final view onto the square is taken from and into the opposite direction to the previous shot. Now the Green is hidden behind trees and a large block of cottages, yet the hills are still visible in the background. Walled gardens of the nearby terraced cottages contribute to a mature and secluded character of the public space **(figure 21)**.

Figure 21: View 7 onto central square (photo © Gaby Rose, YNDPA, 2009)



To conclude, the atmosphere that greets the visitor in Langcliffe is of a very tranquil nature, which is in complete contrast to the noisy road and busy market town of Settle nearby. Likewise, the existence of a late-eighteenth-century industrial community seems now very remote.

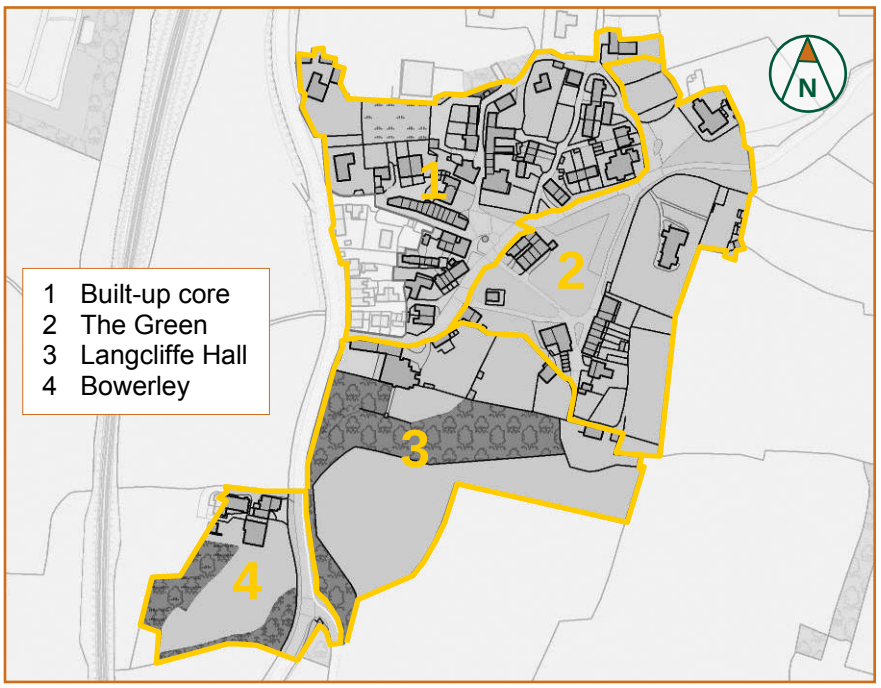
4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Langcliffe Conservation Area by considering its different character zones, land uses, buildings and other structures, local details and traditional materials, biodiversity, general condition including positive, neutral and negative factors, as well as potential problems and pressures to the area.

a) Definition of Character Areas or Zones

Following the spatial analysis **(see 4.3.a)**, the Langcliffe Conservation Area can now be divided into four different character zones **(figure 22)**, which are described in more detail below:

Figure 22: Character zones @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009)



The uses and plan forms of the individual zones are discussed in the next sub-chapter **(see 4.4.b)**.

(1) The built-up core is in the northwest of the Langcliffe Conservation Area and generally consists of terraced houses and narrow lanes, though some of the properties have small walled gardens. The main focal point of this character zone is the square with the fountain, Stocks Tree, and three of the oldest, now listed, buildings framing the space **(figure 20)**.

Mount Pleasant House **(figure 31)**, a listed building at the northern tip of the zone, is a prominent feature which is quite separate from the village; however, it does not make sense to create a special character zone for it alone, so it is included here.

It is worth mentioning that this zone also includes buildings that are not part of the Langcliffe Conservation Area as designated in 1978, although they do represent the village along the main road. Some of them are even on the 1851 OS map **(figure 03)** and should thus be included in the revised boundary. One more recently built house set back from the road was painstakingly created to fit in with the vernacular cottages.

Overall, the built-up character zone feels more urban when compared to the other areas, yet this is often softened with glimpses onto the Green or natural landscape beyond **(figure 23)**.

Figure 23: Zone 1 – Built-up core (photo © Gaby Rose, YNDPA, 2009)



(2) The next character zone, which is in the east of the Langcliffe Conservation Area, contains the Green and some of the open space beyond, including the church, the school and St John's Row. Although there are several fine buildings, including the listed church and Cock House and Grisedale, it is the large green space that draws the eye.

(3) The character zone of Langcliffe Hall is in the south of the conservation area and consists of the main house, several outbuildings and large grounds. Although close to the settlement, the Hall faces south, away from the village, with high boundary walls to the west and north There are important views from the south onto the grounds, where the listed Hall can be seen sitting against backdrop of the village **(figure 24)**.



Figure 24: Zone 3 – Langcliffe Hall estate (photo © Gaby Rose, YNDPA, 2009)

(4) Bowerley **(figure 25)** is in the southwest of the Langcliffe Conservation Area. Although its name is referred to in land sales from about 1700 onwards, this location was an empty plot of land until the house was built in 1854 [7]. The property is quite detached from the main village. This is due to, firstly, its distance to the built-up area, secondly, the B6479 acting as a dividing line and, thirdly, the lower altitude of the location. There is some modern development behind the main buildings, which is visible from the main road and does not complement the overall character of the conservation area.

[7] Slater, Michael J (2009) 'Bowerley in Langcliffe', email to Gaby Rose on 21 November.



Figure 25: Zone 4 – Bowerley (photo © Gaby Rose, YNDPA, 2009)

Summary. Langcliffe consists of four very individual character zones. The strongest bond is formed between zones one and two, which make up the main village, while zone three physically clings to the edge of the village with little visual relations to the others. Zone four is even more detached but offers an imposing entrance to the village.

b) Activity and Prevailing or Former Uses and Their Influence on Plan Form and Buildings

Today Langcliffe is a quiet residential settlement. Yet within living memory various shops existed in the village, such as a greengrocer's, butcher, Co-operative store, general store, off-licence, cobbler, fish-and-chips shop and post office. There was also a Liberal Club [4].

The following paragraphs examine each character zone **(see 4.4.a)** regarding current and past uses, and how they influenced the layout of the Langcliffe Conservation Area.

(1) Today the built-up core is mainly in residential use, with the exception of the Langcliffe Institute, which has always been a communal building, offering social or educational activities opposite the Green. Former commercial uses in the village have only been recently abandoned. Although the buildings of this zone are predominantly in private use, most of the external space is accessible to the public.

The built-up core mainly comprises terraced stone cottages **(figure 23)** which used to house the mill workers and their families. In addition, there are some old farm buildings that are now turned into residential accommodation. In the past, there was more of a working environment in this zone, resulting from the agricultural function to some extent but mainly the industrial community that lived here.

The built environment is fairly densely knitted in this zone, with some exceptions towards its edges. In general, the buildings are arranged so that they radiate from the central square with the fountain and Stocks Tree. Also, those closest to the B6479 either lead towards or face the road and the mill beyond. In the northeast of this zone, this layout is broken. Here, the buildings are more orientated towards the Green.

(2) Except for some private gardens, the Green is a predominately public space. This is reflected in the original functions of several buildings in the zone, which were used for religious, educational or employment purposes. Today, only the church has retained its use, while others were turned into residential accommodation, except for the school which is currently empty.

It is notable that the buildings stand quite separate from each other and are orientated towards the centre of the Green. Those designed for public use have a more individual architectural language when compared to the humble cottages of the previous zone. Also, they all possess landmark qualities, which is enhanced by the picturesque setting **(figures 17-19)**.

(3) Langcliffe Hall is the largest property in the village when compared with the other houses, including the simple workers' cottages. Despite its seclusion from the main settlement, it is actually very close to the adjacent properties and aligned with them. The entire character zone is a private residence.

(4) Built as a private residence, Bowerley was heavily modified and extended in the late twentieth century. The property now consists of a cluster of various buildings set amidst the large grounds and has a landmark position when viewed from the main road, to which it is aligned. Today the place also caters for holiday lettings.

c) Quality of Buildings and Their Contribution to the Area

Overview. The present village mainly originates from the seventeenth to nineteenth centuries, when much of its employment depended on the early-industrial mills, quarries and lime kilns nearby **(see 4.2.a)**. At the end of the eighteenth and beginning of the nineteenth centuries, there was the first wave of building, with terraced stone cottages providing

[4] Slater, Nancy (2000) 'A Background to the Social History of Langcliffe', http://www.langcliffe.net/Background%20Social%20History.html.

accommodation for mill operatives and their families. The second wave followed in 1861, when Lorenzo Christie re-opened the mills.

Listed buildings. It should be noted that the listing name of a designated structure may not refer to the main building only. Related structures fixed to it or within its curtilage and pre-dating 1948, such as boundary walls, outbuildings, enclosures, gates and other features, can also be protected by the listing. It is always advisable to contact the Authority when planning to undertake work to a listed building or any structures nearby.

The Langcliffe Conservation Area has eight listed buildings, which are marked red on the map in the appendix **(see 9.4)**. With the exception of Cock House and Grisedale, none of them are directly related to the industrial history described above, but often linked to former wealthy landowners. The descriptions in the next paragraphs have been taken from the listing entry, unless stated otherwise.

Church of St John the Evangelist **(figure 26)**, grade II listed –

- parish church of 1851 in Early English style by Mallinson and Healey of Bradford on the site of an old tannery
- coursed rock-faced stone with ashlar dressings and slate roof
- south entrance porch, north lean-to vestry and boiler house
- the creation of the new parish needed an Act of Parliament to change the boundaries imposed during the thirteenth century by the Papal Legate [4]

[4] Slater, Nancy (2000) 'A Background to the Social History of Langcliffe', http://www.langcliffe.net/Background%20Social%20History.html.



Figure 26: St John the Evangelist (photo © Gaby Rose, YNDPA, 2009)

Cock House and Grisedale **(figure 27)**, grade II listed –

- former workhouse and overseer's house built in 1809 on waste of the Manor, now two houses
- workhouse used to give employment hand finishing cotton when mills could not work because the river was too low
- oldest institutional building in Langcliffe [8]
- three storeys high, rendered, with stone dressings, eaves modillions and hipped slate roof

[8] Anon (2000) 'Cock House and Grisedale Cottage' http://www.langcliffe.net/Cock%20House.html.

Figure 27: Cock House and Grisedale (photo © Gaby Rose, YNDPA, 2009)



Fountain basin **(figure 20)**, grade II listed –

- octagonal stone basin from late eighteenth or early nineteenth century with carved recessed panels
- fountain head replaced in 1920 with war memorial to eleven soldiers from the village killed in World War I and added to in 1995 with four more men who died in World War II [9]

Langcliffe Hall, stables and gate piers **(figure 28)**, grade II listed –

- large three-storey house built by the Somerscales family in 1602 with late-seventeenth-century alterations
- built of slobbered rubble, stone dressings, various decorative features and slate roof
- two-storey stable block from around 1710
- Hall from Elizabethan period but much of it rebuilt in typically Jacobean style
- originally probably with small mullioned windows and not very large rooms, making it a modest squire's house
- major refurbishment in 1860s when bay windows added to the front, windows altered, and kitchen and other utilities added to the rear
- major alterations in 1936-38 when front entrance was moved from south-facing side (this door now leads straight into the gardens) to west-facing side in the stable yard (which had previously been the servants' entrance), yard enlarged by demolishing old cottage, southern wall moved forward by twenty feet, new addition at eastern side of the house, and previous driveway access which traversed the parkland removed so that main entrance is now straight off main road
- in 1978 further alterations were carried out and the Victorian kitchen and 1938 extension demolished [10]

[9] Croll, Kate (2000) 'The War Memorial', http://www.langcliffe.net/War%20Memorial.html.

[10] Bell, Robert (2000) 'Langcliffe Hall', http://www.langcliffe.net/Langcliffe%20Hall.html.



Figure 28: Langcliffe Hall, with stable block to the left (photo © Gaby Rose, YNDPA, 2009)

There is a tradition that Sir Isaac Newton (1642-1727) stayed at Langcliffe Hall when it was the home of William Dawson (1676-1762), and an arbour was specifically made for him in the orchard for meditation. While there is no evidence for this occurrence, the possibility remains, especially with Giggleswick School producing many talented mathematicians at that time, including Dawson, who went to Cambridge University where Newton was resident from 1661 to 1696 [11].

Manor Farm house and cottage **(figure 29)**, grade II listed –

- Manor name of late nineteenth or early twentieth century
- former wealthy farmhouse dated 1678 grouped with now-converted outbuildings (not listed) around yard to the west
- two-storey building in slobbered squared and coursed rubble, stone dressings and slate roof; interior has inglenook fireplace, exposed beams with painted decorations, and carved pendant kingposts in roof space
- after 1718 divided into house and cottage with extension to the west
- in early to mid-nineteenth century, east elevation inserted with sash windows to house, and doors to house and cottage, and some rebuilding to the south-east corner
- another extension to the west probably in late nineteenth or early twentieth century [12]

[11] Slater, Michael J (2002) 'Sir Isaac Newton and the Langcliffe Mathematicians', http://www.langcliffe.net/Sir%20Isaac%20 Newton.html.

[12] Slater, Mary (2001) 'This Old House', http://www.langcliffe.net/This%20Old%20House.html.

Figure 29: Manor Farm house on the left and cottage on the right, east elevation (photo © Gaby Rose, YNDPA, 2009)



Mount Pleasant Farmhouse **(figure 30)**, grade II listed –

- farmhouse dated 1681 with nineteenth-century alterations
- two-storey building in slobbered rubble, stone dressings, eaves modillions and slate roof

Figure 30: Mount Pleasant Farmhouse and cottage (photo © Gaby Rose, YNDPA, 2009)



Mount Pleasant House **(figure 31)**, grade II listed –

- dating from the late eighteenth century with twentieth-century porch
- two-storey ashlar and slate-roof building with Tuscan pilasters and other decorative features
- central staircase plan

Figure 31: Mount Pleasant House (photo © Gaby Rose, YNDPA, 2009)



The Old Vicarage **(figure 32)**, grade II listed –

- seventeenth-century building with a potentially 1590 fireplace and nineteenth-century alterations
- formerly Paley's Farm: owned by the Paleys until 1962, one of the oldest families in the ancient parish of Giggleswick
- probably originally consisted of one large hall with hooded fireplace open to the roof, door in the north wall, two storeys at the west end, and a shippon at the east end
- as family prospered – at the time of the great rebuilding in Craven – alterations were done so the Hearth Tax Roll of 1670 lists three chimneys and new wing added to the north with beam dated 1676 [13]
- now a two-storey rendered house with painted stone dressings, sundial over entrance **(figure 36)** and slate roof
- occupied by William Paley (1743-1805), Archdeacon of Carlisle and author of *Principles of Moral and Political Philosophy* (1785) and *Evidences of Christianity* (1794)

[13] Ellis, Chris & Nancy (2000) 'Paley formerly of Langcliffe and Ampton', http://www.langcliffe.net/Paley.html.

Figure 32: The Old Vicarage (photo © Gaby Rose, YNDPA, 2009)



d) Unlisted Buildings

General. Structures that are not nationally listed but significant nevertheless, may receive some protection by being designated as locally listed buildings. *Though lacking the statutory protection of other designations, formal identification […] is material in planning decisions* [14]. For inclusion in a local list, unlisted structures that contribute positively to the special interest of the Langcliffe Conservation Area should comply with some of the following criteria:

- Association with a historical event (1) or person (2) of local note
- Architectural qualities in the overall design (3) or detailed features (4), which are often unusual (5) to the overall style in the village
- Landmark qualities (6)
- Reminder of a former use (7) within the area
- Respect for the open space (8) and surrounding structures (9)
- Positive contribution to the character or appearance of the conservation area (10)

Local list. The following buildings are recommended for local listing. Their locations are marked blue on the map in the appendix **(see 9.4)**.

The Langcliffe Institute **(figure 33)** complies with criteria 1, 2, 3, 5, 8 and 10. It was founded in 1899 by mill owner Hector Christie **(see 4.2.a)** so that the men of the parish could use it for reading, writing and recreation. It was also built to keep the mill workers out of the pub, with the presence of alcohol forbidden on the premises [15]. The library was added in 1901 and a billiard room in the 1920s. In 1991, the management of the Institute was taken over by the village.



Figure 33: Langcliffe Institute (photo © Gaby Rose, YNDPA, 2009)

The Methodists built a Sunday school in 1851, now called the Wesleyan House, which was also used as a chapel before they constructed next door's Methodist Chapel in 1903 **(figure 34)**. As the building complex complies with criteria 3, 4, 5, 6, 7, 8 and 10 it should be locally listed. Most notable are its landmark qualities and atypical design features within the village, such as the cupola and windows.

[14] DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide,* paragraph 15.

[15] Glover, JH (2010) 'Langcliffe Conservation Area Appraisal', letter to Gaby Rose on 15 February.

Figure 34: Methodist Chapel (left) and Wesleyan House (photo © Gaby Rose, YNDPA, 2009)



The residents of Langcliffe are invited to suggest heritage assets they think should be included on a local list, and give appropriate reasons, evidence and references for their nominations.

e) Local Details

A seventeenth-century house, now demolished, was the home of the Swainson family. Its date stone of 1660 survives on a later building called Pendeen on Main Street, known locally as the Naked Woman **(figure 35)**, although the stone is clearly a man of the Restoration period with a scroll bearing the initials "L S M S", referring to Lawrence Swainson and his wife Margaret [4].

[4] Slater, Nancy (2000) 'A Background to the Social History of Langcliffe', http://www.langcliffe.net/Background%20Social%20History.html.

Figure 35: Naked Woman date stone (photo © Gaby Rose, YNDPA, 2009)



Another detail that contributes to the local distinctiveness of the Langcliffe Conservation Area is the sun dial and relief **(figure 36)** above the two entrance doors to the Old Vicarage **(figure 32)**.



Figure 36: Sundial and relief, Old Vicarage (photo © Gaby Rose, YNDPA, 2009)

f) Prevalent Local and Traditional Building Materials and the Public Realm

Traditional materials, surfaces and street furniture can contribute positively to the significance of a conservation area as they have the potential of providing a unique setting to the historic architecture, given they are well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk. In addition, *[t]ransport proposals can affect the setting of heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances* [16].

Traditional materials. The vernacular buildings of the Langcliffe Conservation Area are mainly made of local limestone, though some facades have external renders in muted colours. Chimneys, and window and door surrounds are also in stone, and roofs covered in slate tiles laid in diminishing courses. There are only few painted features, such as some window surrounds, which are kept in neutral tones of white or cream. The overall appearance of the built environment is that of natural shades of grey and rough textured surfaces.

Timber is used for authentic windows and doors, cast iron for rainwater goods, and clay pots for chimneys. Unfortunately, some of these features have been replaced with uPVC items, which have a detrimental effect on appearance of the buildings **(see 4.4.k)**.

Public realm. While most of the roads and lanes are covered in tarmac for vehicular use, the area surrounding the fountain has a reinstated cobbled surface **(figure 20)**. Overall, the hard standing is very well balanced with the grassed areas in the village. There is a mixture of modern concrete and cobbled kerbs, as well as individual stones along verges to keep people from driving onto the grass, and some very good examples of gullies and edge-of-carriage cobbles and stonework.

It is unusual that the village entrance to the north is sometimes gated. The gate, however, is rusty metal and not of a local Dales style. Street furniture includes several late-twentieth-century lamp posts, which are quite inappropriate for Langcliffe Conservation Area. Wooden way markers and telegraph poles recede well into the background. For recreational purposes, several timber benches are dotted around the Green, along with a basic children's playground on its southern edge. There is a circular bench around the Stocks Tree with high metal fencing behind which detracts from the tree. At the Green's northern tip, there is a notice board with written codes of behaviour. Conservation works to this were grant aided by the Authority in 1993/4. Finally, the traditional cast-iron road names work well with the historic environment.

[16] DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide,* paragraph 124.

g) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value

Green spaces. The contribution made by the large green space in the centre of Langcliffe is essential to the special interest of the entire conservation area. Its experience of space, views and interrelationship with the built environment defines much of the appearance of the village. Smaller public grassed areas and private gardens also add to the character, although their impact is fairly subtle. In contrast, the grounds of the Langcliffe Hall are not in public view but can be seen from the hills.

Trees. The trees in Langcliffe are predominantly deciduous. Within the built-up area of the village they are limited to small ornamental, fruit and native trees. Some larger gardens have conifers, but on the whole Mountain ash/rowan can be found. Many of the lanes and yards on the extremities of the village have mature elder on verges and unused land. Although not technically trees, they do add character, greenery and 'naturalness'. Lack of space has prevented growth of any significantly sized tree in the built-up area.

Thus the main trees are found on the Green, and within the grounds of St. Johns Church, Langcliffe Hall and Bowerley.

Opposite St John the Evangelist, a V-shaped row of trees lines the grass verges and effectively closes off the top end of the Green, with the most dominant trees running along the lane opposite the church **(figure 19)**. These are at least sixty years old and will easily last for another sixty years. Other trees on the Green include horse chestnut, birch, cherry, rowan, hawthorn, beech and alder. They are all in reasonable condition and should have another eighty to one hundred years, although the cherry and birch will not last for much more than thirty to forty years due to their younger age of maturity. The horse chestnuts are exhibiting signs of bleeding canker which may reduce their vigor and structural condition. They are, however, not a significant species locally, so amenity will not be much affected should they be removed in the future. Finally, there is scope for some pruning and maintenance to the trees on the Green.

On the nearby central square the Stocks Tree **(figures 20 & 21)**, a sycamore, is a replacement for one that was felled in 1996 due to its poor condition. This one, too, is in ill health and struggling with the site. The Authority's Tree Officer does not anticipate it recovering to full health and is in contact with the Parish Council as to how best to deal with it.

A substantial group of trees at St. John's forms an impressive backdrop to the Green, hiding the church, and extending beyond the conservation area onto the hills behind **(figure 17)**. The west of the graveyard has mature sycamore, ash and yew which contribute well to the amenity, as well as some holly and oak. These trees are mature, in reasonable health and good structural form, and will last for at least the next thirty years.

The large trees along the Langcliffe Hall boundary wall rather act as an additional barrier to the main road than a means of framing the property. Tree Preservation Order No. 3 (Settle) 1965 A1 protects much of the gardens and farmland south of the Hall. When viewed from the highway, the dominant trees appear to be mature beech. Boundary trees of yew, sycamore and lime also are present, with younger planting dotted about. The mature beech appears to have been planted at around the same time, so they may all decline together at some point in the future.

At Bowerley there are similar tree species as elsewhere like ash, beech, sycamore, and the odd Scots pine. When viewed from the highway they appear to be in good health and are likely to provide amenity for many years. These are currently protected from felling by the conservation area

status, but if the boundary recommendations are carried out they should be considered for protection by Tree Preservation Order.

Biodiversity. The flora of Langcliffe parish is special because of the uncommon plants that grow in a variety of different habitats, including seven nationally scarce plants and one very rare plant – a special type of Lady's Mantle – which all grow on limestone grassland, screes or cliffs. The railway and riverside verges, quarries and cliffs are also important habitats in an area of extensive sheep farming. Only two percent of the parish is wooded, comprising conifers, sycamores, larch, beech and ash. There is no record of bracken, which poses a great problem in other parts of the Yorkshire Dales National Park [17].

Langcliffe boasts a variety of habitats for birds, such as the river, village and valley slopes, attracting a good range of birds throughout the year. Over the last century, the numbers of some birds have changed considerably. Tree planting of indigenous deciduous species would be a positive step for breeding birds and other forms of wildlife in general [18].

[17] Allinson, Judith (2000?) 'The Flora of Langcliffe Parish', http://www.langcliffe.net/Flora.html.

[18] Light, Gerald (date?) 'Birds of Langcliffe', http://www.langcliffe.net/Birds.html.

h) Extent of Intrusion or Damage (Negative Factors)

Features that harm the character or appearance of the area should either make way for positive change or, if that is not possible, be excluded from the boundary. The elements which detract from the special interest of the Langcliffe Conservation Area are as follows:

In the public realm:

- Car parking dominating the street scene
- Inappropriate modern street lighting style
- Overhead telephone lines and timber poles
- Over-ridden grass verges
- Some inappropriate signage
- Unattractive patched-up tarmac road surfaces
- Weeds growing in public areas

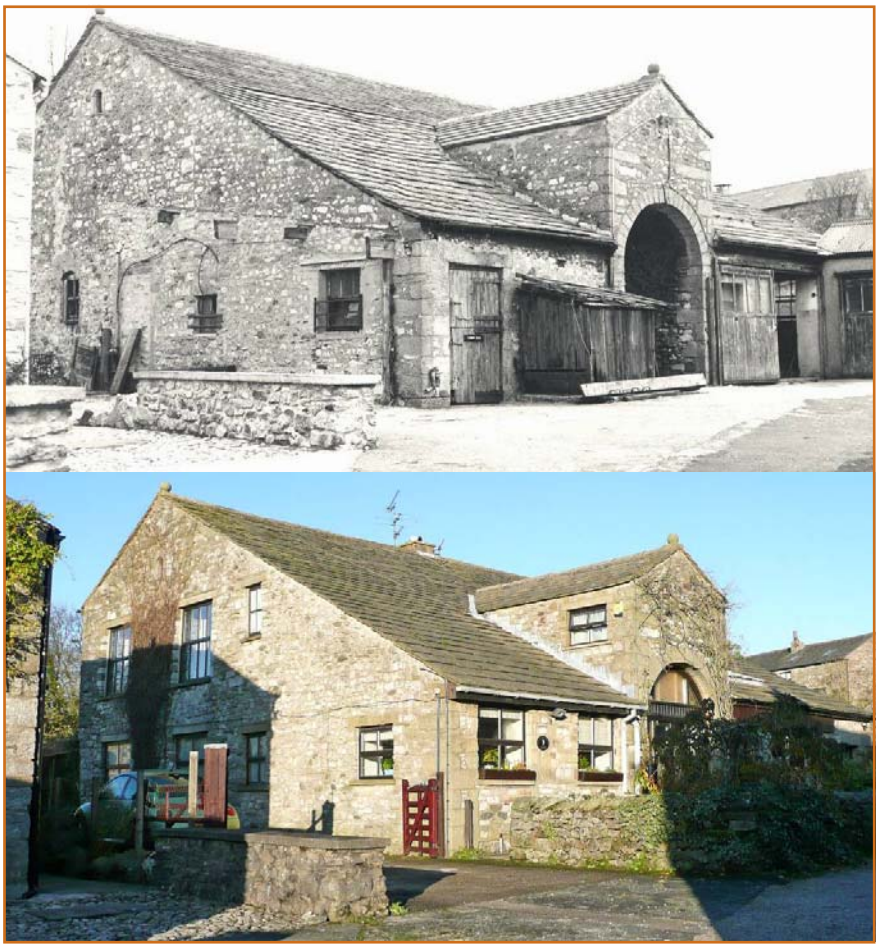
On private property:

- Intrusive aerials
- Unsympathetic building conversions to residential use, destroying the original architectural language and its setting
- Unsympathetic modern construction types that do not respect the proportion, form and scale of the existing built environment

Public realm. While the car parking issue is difficult to solve **(see 4.4.k)**, good-quality repairs to road surfaces and verges should an achievable standard for the highways authority. Likewise, some of the signage could be de-cluttered while the street lighting needs to blend in more with the appearance of the conservation area. Removing weeds from public places, especially around the memorial fountain **(figure 20)**, could be undertaken communally.

Private property. Unsympathetic building conversions or modern construction types can have a destructive effect on any conservation area. Damage of the former kind is easily brought upon by seemingly small interventions like adding, changing or removing openings, fixtures and fittings. Using a local barn conversion as a typical example **(figure 37)**, it becomes obvious that the original character of this particular agricultural building has now been lost forever. Here, the conversion was first approved in 1975 and then, in modified form, in 1987, with further alterations to the property and its curtilage granted up until 2008.

Figure 37: Barn conversion to the west of Manor Farm (photos – top © YNDPA, bottom © Gaby Rose, YNDPA, 2009)



When working in the historic environment, it is essential to employ an architect or consultant who has a good understanding and expertise in building design and conservation issues. This also counts for new constructions, where the current trend most often results in failure by creating one of the two extremes: either pastiche buildings which try to 'imitate' historic architecture or contemporary types that are completely unrelated to their surroundings, such as the bungalow **(figure 38)** built in 1964, with further alterations and extensions granted up until 2008. The need for good-quality and appropriate design cannot be stressed enough.

Figure 38: Bungalow along the B6479 (photo © Gaby Rose, YNDPA, 2009)



i) Existence of Any Neutral Areas

One area that neither enhances nor detracts from the character or appearance of the Langcliffe Conservation Area includes more recently built houses north of the Institute, facing a public car park **(figure 39)**.

The architecture is of a historicising type and blends in with the old styles. In addition, the buildings are quite set back from the Institute and the public realm, and thus do not draw much attention. However, the houses would have made a more positive impact if they had made a more contemporary design statement while still respecting the historic environment, such as by omitting their gabled porches.



Figure 39: Neutral architectural design contribution, with Langcliffe Institute on the left (photo © Gaby Rose, YNDPA,

Another neutral area is the very basic children's playground on the Green which, by choice of colour, blends in with the background to some extent and thus saves it from having a negative impact on the conservation area. It is also positive that it is not fenced in.

j) General Condition

The Langcliffe Conservation Area is generally in a good and well-kept condition. The people who live here obviously have the money, time and interest to keep the village's appearance neat and tidy, which is very commendable. There are only two properties in the built-up core character zone that are not in good condition:

Firstly, the barn near the Old Vicarage **(figure 40)** is in urgent need of repair. A tree is currently growing out of the roof.

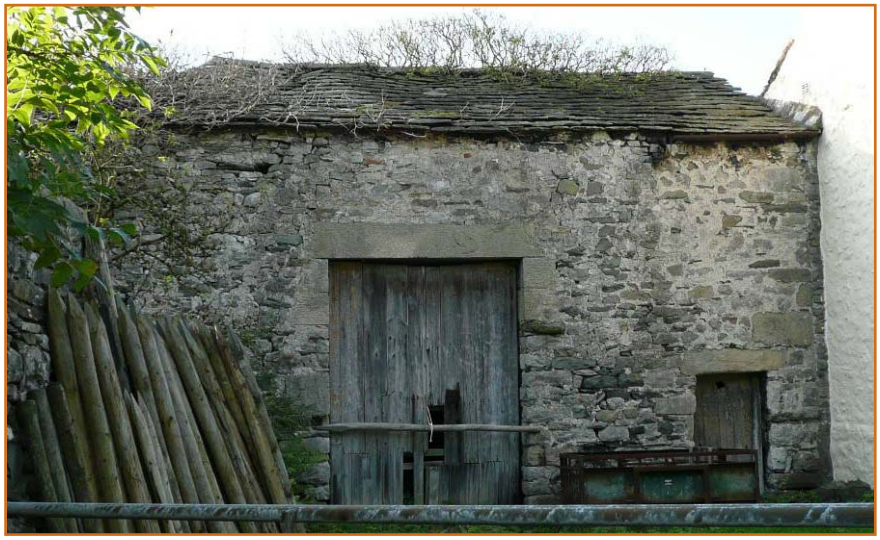


Figure 40: Barn near the Old Vicarage (photo © Gaby Rose, YNDPA, 2009)

The other building is on New Street, just after turning in from the B6479 **(figure 41)**. This is located in quite a prime position and would benefit from a fresh coat of limewash, as the current cover is peeling away.



Figure 42: White-washed building (photo © Gaby Rose, YNDPA, 2009)

Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset [19]. When repairing heritage assets it is strongly advised to employ professionals with the appropriate experience and qualifications, as modern construction methods are often harmful to the historic fabric.

[19] DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide,* paragraph 148.

k) Problems, Pressures and Capacity for Change

Problems. As already mentioned, one major problem in the Langcliffe Conservation Area is overcrowding by privately parked cars in the public realm **(see 4.4.h)**. However, off-road parking is rarely possible due to lack of space inside the village. To reduce the number of cars, people would have to rely on public transport, which is hardly an option in a remote area like this.

Pressures. Salesmen and window contractors often lead homeowners to believe that the original windows of their houses need to be replaced by uPVC substitutes. However, properly fitted timber windows can also be energy-efficient (see recent English Heritage research [20]), coupled with the additional advantage of (re-)using more eco-friendly and sustainable resources. In the long-term, the costs of maintaining timber windows will normally be cheaper because they can be repaired – contrary to uPVC products which need replacing as a whole – thus reducing the consumption of building materials and energy and generation of waste. Moreover, the aesthetic qualities of uPVC and its mass-produced items are generally very low. By removing original design features from a historic structure, it may not only loose its heritage but also its market value.

[20] English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash*

The use of inappropriate uPVC products severely erodes the special interest of the historic environment, putting the character and appearance of the conservation area at risk. To counteract this threat, an Article 4 direction **(see 2.2)** could be served on the Langcliffe Conservation Area, which would require planning consent for all new uPVC replacement of historic features. There is clear evidence that this trend has already had a damaging effect on the conservation area, so it should be controlled before it is too late.

As typical with building conservation issues, there are often financial pressures to do repair and maintenance works using inappropriate materials and techniques, which not only harm the authenticity of a building, but also are likely to damage its fabric. To counteract this threat, awareness has to be raised of how historic structures function and which treatments apply, as well as what fund-raising opportunities exist. Quite often out of ill-knowledge or convenience, the style of a building is altered

by removing historical features or adding inappropriate or inferior modern elements, which can devalue the entire structure. Here, too, education work needs to be carried out, explaining the necessity for minimum or sensitive intervention using the expertise of a conservation specialist, so the character of the building can be enjoyed for generations to come.

Capacity for change. *Where the ongoing energy performance of a building is unsatisfactory, there will always be some scope for suitable adaptations to be made without harm to the asset's significance […] Intrusive interventions, such as the external mounting of microgeneration technology, can harm the significance of a heritage asset. Where such interventions are proposed, a temporary, reversible installation will generally be preferable to one that causes irrevocable harm to an asset's significance* [21]. Likewise, when mounting satellite dishes or other contemporary equipment, the manner and location of their installation must be carefully considered.

Recognising how design (scale, proportion, massing), materials and pattern of land use (plan form, layout) of the built historic environment provide distinctiveness and definition to the conservation area will help guide appropriate new development so that it contributes positively to the significance of Langcliffe. *By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents highly value. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore makes a greater contribution to sustainability* [22]. New development that intends to replicate historic building styles in detail – i.e. pretending to be ancient – is not encouraged. It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets.

Overall, however, Langcliffe does not offer huge potential for change, because the area is relatively small and fairly compact. Moreover, the village is already in good condition **(see 4.4.j)**, so there is no need to introduce big new schemes. Instead, works to the two run-down buildings and untidy public surfaces **(see 4.4.h)** should be implemented in order to enhance the appearance of the conservation area, thus preserving its special interest.

[21] DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide,* paragraph 25.
[22] *ibid,* paragraphs 34 & 44.

5.0 Community Involvement

Purpose. Although there is no statutory requirement to consult prior to designation or cancellation of designation, the Authority considers it highly desirable that there should be consultation with local residents, businesses and other local interests such as amenity bodies. It is required by law to publish any proposals for the preservation and enhancement of conservation areas, and submit these for consideration to a public meeting [1]. We appreciate that what is valued by the community may add a new perspective to what is considered special by the Authority. The greater the public support and 'ownership' that can be enlisted the more likely it is that property owners are encouraged to take the right sort of action for themselves and that conservation policies succeed.

[1] Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(2).

Public consultation on
www.yorkshiredales.org.uk/conservationarea-appraisals
from 27 January - 07 April 2010

Scope. As part of the consultation process, the draft document was available on the Authority's website, together with a feedback form which had mainly multiple-choice questions, but also fields that allowed more detailed comments. This was kept simple to encourage participation in the survey. For people without internet access, a paper copy of the document and feedback forms were made available at the Parish Church.

The county, district and parish councils were formally consulted. There were also a press release and a public meeting at the Langcliffe Institute on 08 March 2010, which was attended by around twenty residents and parish members.

At the end of the consultation period, the responses were evaluated.

Findings. Altogether, fourteen people filled out the questionnaire, almost all of them long-time residents of the conservation area. In addition several letters and emails with more detailed comments and also some phone calls were received.

The main issues raised are as follows:

- Boundary revision: keep Bowerley within the conservation area and include all properties along the B6479
- Impose an Article 4 direction on the use of uPVC windows and doors
- Tackle Highways issues, especially road surfaces and car parking
- Inclusion of Wesleyan House on a local list

6.0 Suggested Boundary Changes

Pre-consultation. For public consultation, the following boundary changes were put forward for discussion:

Deletion:

- To exclude the bungalow site along the B6479 **(figure 38)**, as it has no architectural merit but a rather negative impact on the character of the conservation area
- To exclude Bowerley **(figure 25)**, which retains little historic or architectural interest, and is too detached from the main village. Important trees on the site could be protected by a Tree Preservation Order.

New addition:

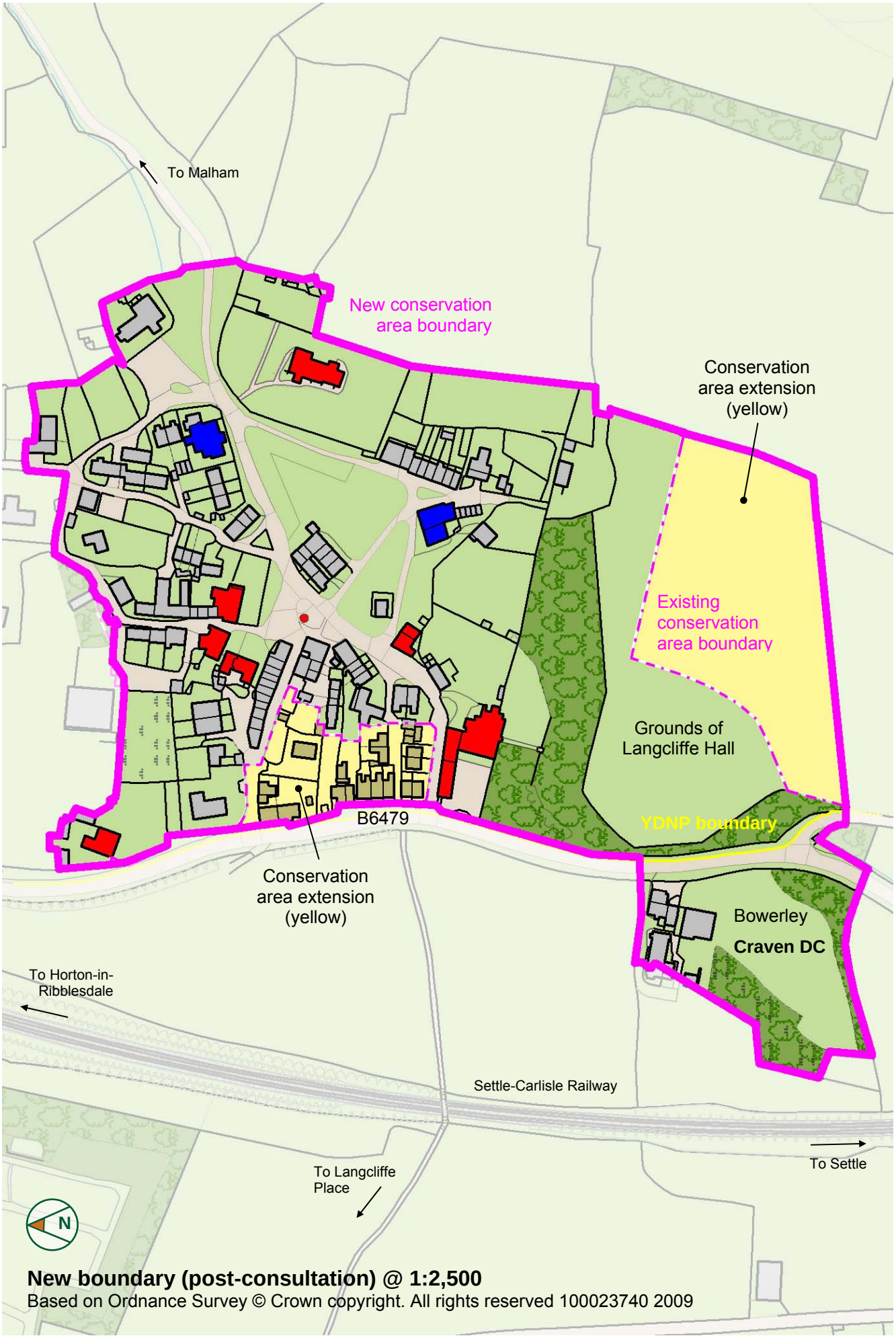
- To include certain houses along the B6479 which are in keeping or blend with the vernacular character of the Langcliffe architecture; some of these are believed connected with the industrial phase of the village. **(figure 03)**.

Post-consultation. Public consultation **(see 5.0)** showed strong support for different changes to the Langcliffe Conversation Area, notably:

- the retention of Bowerley within the conservation area
- the inclusion of all properties along the B6479

Further mainly minor changes to the boundary were also proposed so that it follows a physical boundary, such as a wall or road. The largest such change is an extension of the landscaped grounds of Langcliffe Hall where the current conservation area boundary consists of an arbitrary line through the grounds.

The next page now shows an updated map of the changes to the boundary.



New boundary (post-consultation) @ 1:2,500

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7.0 Local Generic Guidance

Policy guides. The Authority has issued the following policy guides which address repair and maintenance issues in regard to the historic built environment:

- *Summary Guide for Property Owners and Developers* [1]
- *Advice Note 1: Replacement Windows & Doors* [2]

Design guides. Furthermore, the Authority has issued a *Design Guide* [3] which sets out the general design principles we promote for use throughout the Yorkshire Dales National Park.

All of the above information is available on our website **(see 9.1)**.

Further guidance will be issued by the Authority and published in form of Supplementary Planning Documents (SPDs).

1 YDNPA (date?).
2 YDNPA (2005).
3 YDNPA (2002).

8.0 Summary of Issues

Concerns. Providing an overview, the main problems and pressures for the Langcliffe Conservation Area **(see 4.4.k)** were identified as following:

- on-street car parking
- public realm ground surfaces
- signage, street lighting and telecommunication equipment
- building repair issues
- uPVC replacement products

Actions. Some of these issues need to be addressed through statutory action by the Authority. By amending the current designated boundary **(see 6.0)**, important currently excluded features will receive protection. In addition, Article 4 directions can provide better control on alterations within the conservation area **(see 2.2)**.

All proposals for the management of the Langcliffe Conservation Area are outlined in Part II.

9.0 Useful Information, Appendices and Contact Details

This section comprises references to principal sources of information, a short glossary of architectural and geological terms, useful names and addresses of both national and local organisations for enquiries and comments, and a map of Langcliffe.

9.1 References and Further Reading

Note: All internet sources were accessed at the time of writing the appraisal (October – November 2009), unless stated otherwise.

a) General Publications

English Heritage (2006) *Guidance on conservation area appraisals.* Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2006) *Guidance on the management of conservation areas.* Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash Windows.* Available on http://www.climate changeandyourhome.org.uk

Government Office for Yorkshire and the Humber (2008) *The Yorkshire and Humber Plan. Regional Spatial Strategy to 2026.* London: TSO. Available on www.goyh.gov.uk

b) Topic-specific Publications

Brayshaw, T and Robinson, R M (1932) *A History of the ancient parish of Giggleswick*

Fawcett, Alison (2009) *Langcliffe Parish Plan, July 2009: Survey Report & Action Plan*

Howson, W (1850) *An Illustrated guide to the Curiosities of Craven*

Lamb, Michael (1991) *An Appraisal of Settlements in the Yorkshire Dales National Park. A Report to the Yorkshire Dales National Park Committee.*

Speight, H (1892) *The Craven and North-West Yorkshire Highlands*

Whitaker, Dr T D (first edition 1805, later editions 1812 and 1878) *The History and Antiquities of the Deanery of Craven in the County of York*,

Note: Documents about the sale of Langcliffe Manor are available in original roll form at The National Archives and on microfilm at the North Yorkshire Record Office at Northallerton

c) Publications by the Yorkshire Dales National Park Authority

YDNPA (2005) 'Advice Note 1: Replacement Windows & Doors', www.yorkshiredales.org.uk/windows_and_doors_advice_note.pdf

YDNPA (2006) Yorkshire Dales Local Plan 2006

YDNPA (2007) 'The Yorkshire Dales: Today and Tomorrow 2007-12. Yorkshire Dales National Park Management Plan', www.yorkshiredales.org.uk/management-plan.pdf

YDNPA (2009) Corporate Plan 2009/10

YDNPA (date?) 'Summary Guide for Property Owners and Developers', www.yorkshiredales.org.uk/summary_guide_for_property_owners_and_developers.pdf

d) Government Guidance and Legislation

Department for Communities and Local Government (2010) *Planning Policy Statement 5: Planning for the Historic Environment*. London: TSO. Available on www.communities.gov.uk

Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage (2010) *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.* Available on www.english-heritage.org.uk

Department for Culture, Media and Sport (2010) *The Government's Statement on the Historic Environment for England 2010.* Available on http://www.culture.gov.uk.

Office of the Deputy Prime Minister (2004) *Planning Policy Statement 7: Sustainable Development in Rural Areas.* Available on www.communities.gov.uk

Planning (Listed Buildings and Conservation Areas Act) 1990. Available on www.opsi.gov.uk

Town and Country Planning Act 1990. Available on www.opsi.gov.uk

Town and Country Planning (General Permitted Development) Order 1995 (as amended). Available on www.opsi.gov.uk

e) Websites

Langcliffe – A village in the Yorkshire Dales National Park. Available on www.langcliffe.net

9.2 Glossary of Terms and Abbreviations

Ashlar	Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints.
Designation	The way of marking that a building, monument or landscape has special interest in the national context, and protecting it by law. In the United Kingdom, there are currently seven categories: listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, registered historic battlefields, protected wreck sites, and World Heritage Sites.
Domesday	The Domesday Book is the record of the great survey of England, which was completed in 1086. To achieve this, William the Conqueror sent men all over the country to find out what or how much each landholder had in land and livestock, and what it was worth. Mention in 'Domesday' implies that a settlement has existed since at least 1086 but not necessarily in the same location.
Early English	Architectural style of the English Gothic during c.1180-1275, which originally came from Paris, France. It is most significant for the development of the pointed arch. Later this style was followed by the Decorated (c.1275−1380) and Perpendicular (c.1380−1520) periods of the English Gothic.
Grade I, II*, II	Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to

	buildings with *exceptional interest,* followed by grade II*, which are particularly important buildings of *more than special interest*. However, the vast majority of listed buildings are grade II, which are just of *special interest*.
Heritage asset	Building, monument, site or landscape of historic, archaeological, architectural or artistic significance, whether designated or not. Conservation areas are designated groups of heritage assets where the whole is greater than the sum of its parts.
Hip(ped) roof	Roof where all sides are sloped.
Listed building	Structure or feature designated by the Secretary of State for its special historic and/or architectural interest.
Lynchet	Feature of old field systems: earth bank that has built up on the slope of a ploughed field. The disturbed soil slipped down the hillside creating a positive lynchet, while the area reduced in level became a negative lynchet. Some believe they were passively formed under the long-term action of gravity and weathering on the loosened soil of a ploughed slope, while others think they may have been intentionally formed to prevent erosion and slippage of the field.
Modillion	Ornamental bracket used in series under a cornice, seemingly supporting the eaves of an overhanging roof.
Rock-faced stone	Dressed stone, well jointed but worked on the face to give the appearance of being naturally broken.
Slobbered rubble	Mortar splattered over stonework, instead of neatly filled joints.
Shippon	Stable used for housing farm animals

9.3 Contacts

Clerk to the Parish Council
Address: Abigail Horsfall, 1 Helwith Bridge, Horton-in-Ribblesdale, Settle, North Yorkshire, BD24 0EH
Email: ahorsfall.lpcclerk@yahoo.co.uk

Craven District Council

Address: Skipton Town Hall, Skipton, North Yorkshire, BD23 1AH
Phone: 01756 700600
Email: contactus@cravendc.gov.uk
Web: http://www.cravendc.gov.uk

English Heritage (Yorkshire regional office)
Address: 37 Tanner Row, York, North Yorkshire, YO1 6WP
Phone: 01904 601 901
Email: yorkshire@english-heritage.org.uk
Web: http://www.english-heritage.org.uk

North of England Civic Trust
Address: Blackfriars, Monk Street, Newcastle upon Tyne, NE1 4XN
Phone: 0191 232 9279
Email: admin@nect.org.uk
Web: http://www.nect.org.uk

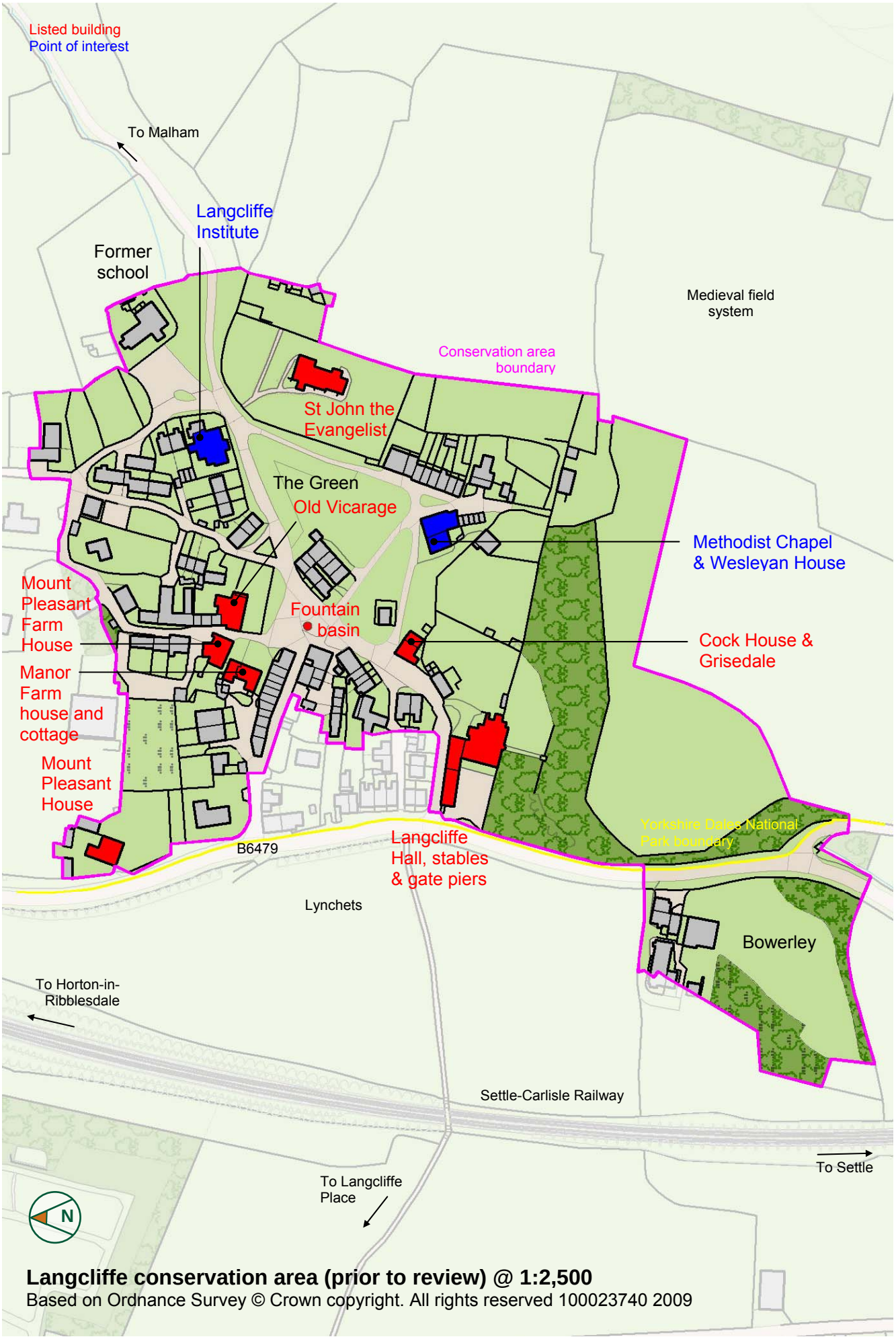
Yorkshire Dales National Park Authority
Address: Conservation & Policy, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

Phone: 0300 456 0030
Email: info@yorkshiredales.org.uk
Web: http://www.yorkshiredales.org.uk,
http://www.outofoblivion.org.uk

9.4 Maps of Langcliffe

See following pages

Note: All maps show the conservation area boundary that is being reviewed, not the one that is adopted later. A map of the newly adopted line can be found under ‘Suggested Boundary Changes’ **(see 6.0)**.



Langcliffe conservation area (prior to review) @ 1:2,500

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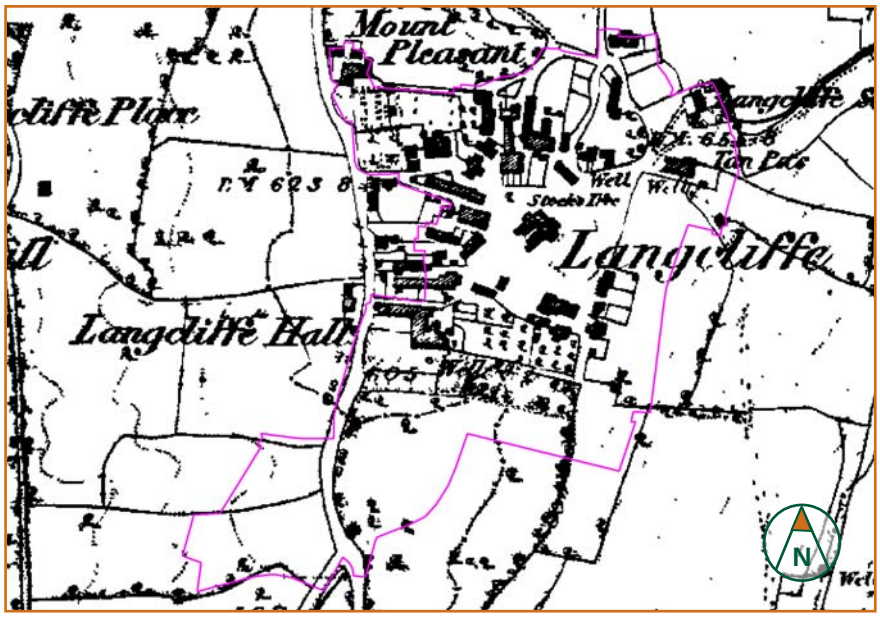
Maps not to scale; based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2009

1851:



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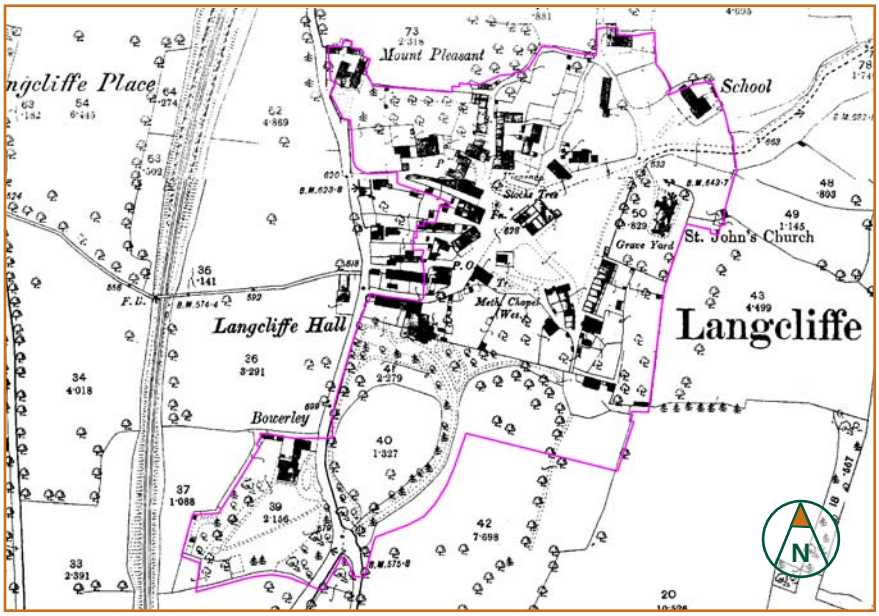

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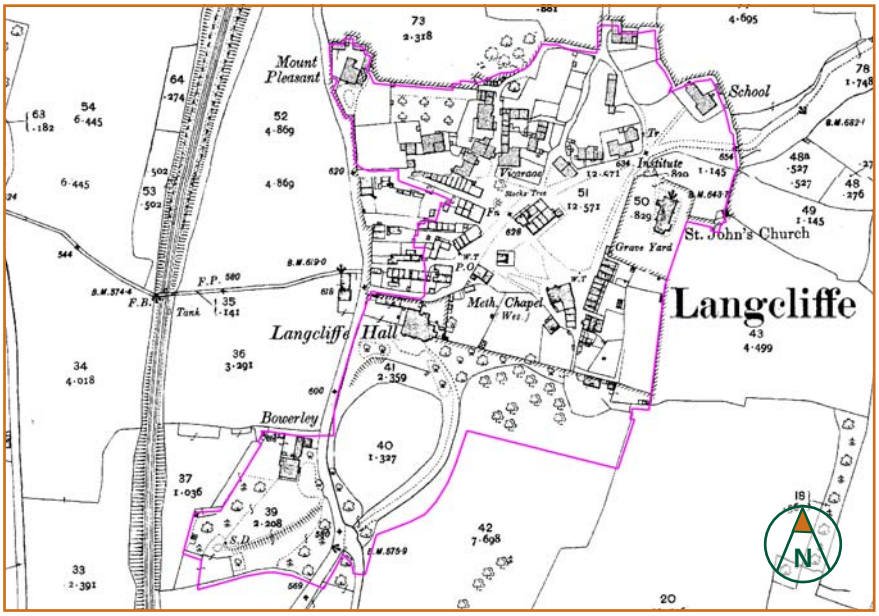

PART II

10.0 Management Proposals/Strategy

General. The management strategy for the Langcliffe Conservation Area is contained in a separate section, as it may need to be updated more frequently than the remainder of the document. The proposals below are based on the findings of Part I, having evolved from an understanding of this historic place and an assessment of its significance and values, as well as its weaknesses and threats. The final strategy will be subject to regular monitoring and review.

Parish Plan. The Parish of Langcliffe has already taken the first step towards its management by recently undertaking a Parish Plan exercise which involved the whole community. The idea was to make *information available in an accessible format that can guide priorities in the Parish and that can be referenced when considering planning applications* [1]. The findings of the survey were compiled by the Parish Plan Group, who had organised public meetings and carried out the questionnaires. The report was then published as *Langcliffe Parish Plan* in July 2009 and delivered to every household in the parish. It concludes with a community action plan, which sets out to tackle the following issues in the village:

[1] Fawcett (2009) *Langcliffe Parish Plan, July 2009: Survey Report & Action Plan,* p.2.

Actions already done or in hand:

- C iii – Erect a Village History Board
- E ii – Provide central recycling facilities
- E iv – Highlight the number of empty houses in the parish through second home ownership and raise concerns about the need to set limits to this trend

Actions to be taken forward:

- A iv – Continue to improve the appearance of the parish, e.g. through the garden group or other groups that could be set up (e.g. to paint and restore benches)
- A v – Provide facilities to encourage wildlife in the village (e.g. bat/bird boxes)
- A vii – Repair pot holes in car park and in unmade lanes around the village
- C iv – Hold more organised social events for all the residents in the parish
- E i – Community/educational use of the former school building
- E vi – Provide up-to-date bus timetable and bus stop signs in the village

Actions that need further investigation:

- A iii – Develop more off-street parking facilities in the village centre
- B i – Install replacement play area on the village green (grant funding is being applied for)
- D i – Reduce the 40mph speed limit on the main road to 30 mph
- D ii – Reduce the 30 mph speed limit in the village to 20 mph

A network of community-based groups has been set up to deal with specific tasks and activities, such as nature, maintenance, play area, gardening, Christmas tree, social events and road safety. Other items can be progressed without the need for a formal group, like the school and ‘housing’ issues.

The parish recognizes that the plan will need to be maintained and thus recommends revisiting and refreshing it periodically, so that it reflects the current concerns of the village. However, no timescales are provided.

Proposed actions. Regarding the main issues of the conservation area as summarised earlier **(see 8.0)**, the Authority is putting forward the following management proposals for discussion:

- Change of the conservation area boundary **(see 6.0)**
- Impose an Article 4 direction on the future use of uPVC replacement products **(see 4.4.h)**
- Establish a local list for unlisted buildings that contribute positively to the character and appearance of the conservation area **(see 4.4.d)**
- Carry out full audit of signage to decide where improvements can be done (e.g. reduce sign size, remove redundant signs, fix signs more appropriately)
- Make a full mapping and photographic record of gullies and edge-of-carriageway cobbles and stonework
- Replace gate at north entrance of the village with one of local Dales style
- Paint street lighting posts black

The Authority welcomes all further contributions and ideas for the management of the conservation area, so please get in touch with us!

Action Plan. The final strategy, as outlined below, has evolved from the above proposals and will be subject to regular monitoring and review.

Action	Who	Status	Date
Change conservation area boundary	YDNPA	Done	Nov 2010
Article 4 direction on uPVC replacement products	YDNPA	Pending	TBC
Local List for unlisted buildings	YDNPA	Pending	TBC
Liaise with Highways to repair, de-clutter and improve features in the public realm	YDNPA, NYCC	Pending	TBC
Photographic record and mapping of gullies, cobbles and stonework	Residents	Pending	TBC
Replace gate at northern village entrance	YDNPA	Pending	TBC
Secure the survival of barn adjoining vicarage	?	Pending	TBC



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http://www.outofoblivion.org.uk

YORKSHIRE DALES
National Park Authority