Yorkshire Dales National Park Authority

Planning Committee

14th July 2026

Applicant: Love Brownies

Parish: Grassington

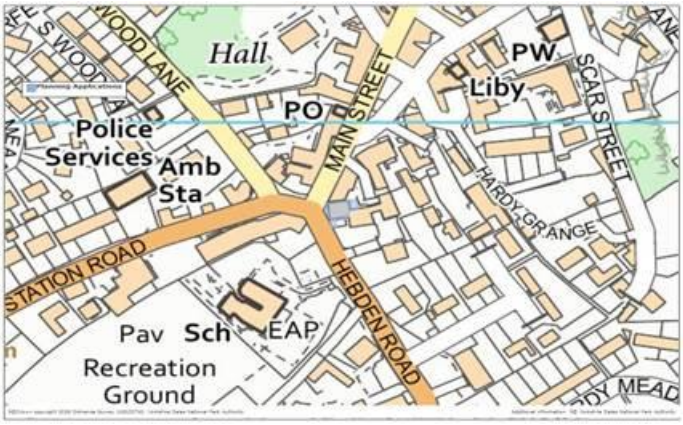
Application No: C/33/138K

Site Address: 1 Hebden Road, Grassington, Skipton, BD23 5LA

Proposal: Full planning permission for the change of use of the former Barclays Bank building provide a ground floor food and drink establishment (Use Class E) with two residential flats on the upper floors (Use Class C3) including external works and outdoor seating to the front of the building associated with the commercial use

Purpose of Report

1. That Members approve planning permission for the above development in accordance with the recommendations below.



Reason For Committee Consideration

2. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

Application Site

3. Hebden Road is a two-storey vacant building at the junction of Main Street and Hebden Road in the centre of Grassington. The site is within Grassington Conservation Area. The building was most recently used as a bank, however there is also history of the use of the first floor as a residential flat. The building sits in a prominent position at the junction of Hedben Road and Main Street with one of the main paths into the centre of Grassington to the front. The building is constructed of traditional materials although the stonework has been rendered over.

4. The rear elevation has a less orderly arrangements of window and door openings. To the rear is a stone flagged, wall enclosed yard. Two steps lead up to a hand gate, with Pletts Fold beyond, a private courtyard accessed off of Main Street. Pletts Fold contains a small number of residential properties. To the side of the building is a small walled yard accessed from the highway pavement, formerly used to access the ATM (now since removed).

Proposal

5. This application seeks full planning permission to change of use of the former Barclays Bank building to provide a café/bakery (food and drink establishment - Use Class E) on the ground floor and two residential flats on the upper floors (Use Class C3). The proposal also includes the refurbishment of the building including external works to removing the render from the lower stonework, re-rendering of the upper walls using lime render, installation of conservation rooflights, minor alterations to fenestration, and the creation of a new rear entrance providing dedicated access to the residential accommodation. The proposal also includes fixed outdoor benches to the front; one under each window, and seating side (south) of the building, all in associated with the café/bakery. Windows will be repaired and replaced where necessary in timber or metal

6. The two residential flats proposed above comprise one on the first floor (2 bed) and one on the second floor (1 bed). The residential flats would be accessed from the rear of the building.

7. Plans indicate that refuse storage will be located near the rear yard in Pletts Fold.

8. The café/bakery has proposed opening hours of 08.00 – 23:00, Monday to Saturday. 09.00 – 22.00 Sunday and Bank Holidays. The design and access statement indicates the outdoor seating use could be limited to daytime hours only.

Relevant Planning History

9. The following applications are relevant:

   C/33/138 and C/33/138A - Extension of bank into first floor tenanted accommodation -permitted 1979 and 1980.

   More recent applications all relate to the bank use of the property which ceased in 1979.

   C/33/138J - Planning permission was granted on the 15th February 2022 for a hot food takeaway with staff accommodation above. This permission was never implemented and has now expired.

Consultations

10. The comments of statutory and non-statutory consultees are summarized below:

    North Yorkshire Council Chief Technical Officer (Building Regulations) – No comments received.

    Police - North Yorkshire – The Authority may wish to request additional information as to how noise from customers leaving the premises will be addressed. Suggest condition the hours for the use of the outdoor seating.

    Fire Officer - Craven – No objection

    North Yorkshire Council Environmental Health - The Environmental Health Service would recommend that the following conditions/informatives are applied:

    1 Food premises registration.
    The food business operator needs to complete an ‘application for the registration of a food business establishment’ and send the completed form to the Environmental Health department.

    2 Noise
    To lessen the likelihood of noise complaints between dwellings all party walls and floors between proposed dwellings shall be insulated against the transmission of airborne and impact sound at a standard equivalent to that contained in the Building Regulations 1981 – Approved Document E (1992 Edition).

3 Waste
Suitable and sufficient provision shall be made for:
i the storage and containment of refuse prior to collection.
ii access for the collection of refuse.
iii adequate frequency of collections to avoid dis-amenity from smell, flies and vermin.
iv no waste and associated containers used for the storage and containment of waste should be stored off the premises.

North Yorkshire Council Highways – Requested further information regarding the opening hours, staffing levels, delivery and service provision, refuse collection arrangements, any proposed cycle storage for the flats proposed? Suggested a condition relating to contractor parking arrangements for builders, delivery arrangements of building materials and storage of building materials.

Grassington Parish Council - Welcome and support the refurbishment of the property; however, strong objections were raised to the proposed seating at the front, which would be hazardous so close to the pavement and road. Object to the Velux windows, which are not in keeping with the area, and concerns over parking, access for deliveries, plus storage for commercial waste.

Senior Listed Building Officer/Building Conservation Officer – (In summary) The building is a prominent historical feature within Grassington Conservation Area, therefore makes a contribution towards the significance of a designated heritage asset.

Provides comments on the architectural detail and significance of the building, referring to the distinctive decorative stone surrounds to windows and the front door appear to have been replacements of late 19th Century date, the introduction of design features including the string course, decorative mullioned windows, chamfered door surround, and leaded lights to windows, may have reflected the Arts and Crafts Movement in the late 19th Century.

Provides comments on the proposed alterations; no concern with replacement windows provided replacement units are timber or metal-framed, rather than uPVC, the earlier Arts and Crafts style leaded windows to the first floor would be retained. No objections to the proposed new roof-lights. The position of these lights reflects the location of earlier roof-lights shown in a photo of the building from the early/mid-20th Century, back when it was Martins Bank. Recommend they are flush-fitted or slightly recessed and given dark frames. Regarding the treatment of the external masonry, although the 18th Century inn would almost certainly have been lime rendered originally, at some point (likely in the second half of the 19th Century) this render is likely to have been removed. Later 19th Century photographs of the building suggest that its front elevation was finished with limewash/whitewash directly onto the masonry. For most or all of its time as

a bank, following the late Victorian re-fronting of the building, the masonry below the string course appears to have been whitewashed, with the masonry above being finished in a pebbledash render. It is now proposed to remove the paint from the ground-floor of the front elevation, and to render the first-floor masonry in lime. Having a different finish above and below the string course is an intentional part of the late Victorian design of this building frontage, and the proposed materials are more sympathetic than the previous paint and pebbledash finish. No objection to the proposed exposed masonry finish to the ground-floor, and the lime render finish above, and support the use of lime mortar and render as part of the proposal. No concerns with opening of new door to side of building, where the ATM used to be.

11. A site notice was displayed on 23 April 2026 and expired on 14 May 2026. Public responses received at the time of writing: 1.

12. The application has been advertised as a Departure from Local Plan Policy as the application proposes two open market flats.

13. One letter of objection received raising the following issues (in summary);

- The proposed development will not conserve and enhance the beauty and cultural heritage of Grassington and the Conservation Area.
- The installation of 4 roof light windows will represent an alien feature on a historic building situated in a Conservation Area and will be clearly visible day and night impacting Dark Sky status.
- Two residential units are proposed make no provision for any carparking spaces.
- Whilst the proposed residential units will have access to a rear courtyard, no clear proposals are made for where and how domestic waste will be stored and disposed of.
- Inadequate information is provided as to how cooking smells will be managed and eradicated.
- The proposed commercial unit will require regular deliveries of supplies. There is no nearby off-road parking area for such vehicles.
- The proposed alterations would detract from the character of the building, street scene and this part of the Conservation Area.
- The creation of two external café seating and table areas will be most visible, and the pavement area is already very narrow, and highly trafficked.
- It is believed that the triangular sliver of land at the western frontage of the property, whilst possibly owned by the property, is designated public highway.
- The applicant should have regard to the need for a separate application for consent under the Advertisement Control Regulations.
  (The full comments may be viewed in full on the Citizen's Portal)

Assessment

- Planning Policy
- Visual impact
- Impact on the Conservation Area
- Residential use
- Highway considerations
- Operating hours
- Outdoor seating
- Neighbour amenity
- Parish Council comments

Planning Policy

14. The site lies within Grassington Conservation Area. Section 72 of the Town & Country Listed Building & Conservation Areas Act 1990 requires that the Local Planning Authority pays special attention to the desirability of preserving or enhancing the character or appearance of that area.

15. The Yorkshire Dales Local Plan (2025-2040) (hereby referred to as the 'Local Plan') was adopted on 30 June 2026 and along with the associated Policy Maps, constitutes the adopted development plan for the Yorkshire Dales National Park (YDNP).

16. The Yorkshire Dales National Park Design Guide (2026) is a Supplementary Planning Document (SPD) providing detailed design guidance on a wide range of planning-related matters and development types. Although SPDs are not part of the development plan, they are a material consideration in the determination of planning applications.

17. Policy CP6 (Design) of the Local Plan requires that new development is of a standard that conserves and enhances the special qualities of the National Park, contributes to a low carbon future, maintains high amenity standards for users and neighbours and contributes to nature recovery.

18. CP8 (Landscape Character) requires that new development proposals will need to conserve and enhance the natural beauty and the special character of the landscape of the National Park. In considering proposals for development, the Authority will refer to the area reports that form part of the Yorkshire Dales National Park Landscape Character Assessment 2020. The policy includes a list of criteria that will be considered in assessing proposals including the degree to which landscape characteristics are affected, the design, layout and scale of

proposals and how they fit within the landscape character and the visual and perceptual impact of the development on landscape character.

19. The relevant Landscape Character Assessment for the site is LCA 16 - Wharfedale. The assessment sates that in this area the built development is prominent on the valley slopes at Grassington and Threshfield; buildings, overhead power lines, masts, car parks, lighting and tourist infrastructure are sometimes prominent. The site lies within the core retain area for Grassington Town Centre. The use proposed would sit appropriately in the high street area, being a commercial proposal. The design and finish proposed is high quality and would enhance the appearance of the building within Grassington Conservation Area.

20. AB1(Heritage Assets) ensures development proposals conserve and, wherever possible, enhance the heritage assets of the National Park. Grassington Conservation Area is a designated heritage asset within the National Park.

21. L6 (Dark Night Skies) - Development will only be permitted where they maintain or enhance the special quality of the Yorkshire Dales Dark Skies Reserve.

22. E4 (High Street and Retail uses) is also relevant. High street service frontages are identified on the policies map for Sedbergh, Hawes and Grassington. The building falls within the identified high street frontage for Grassington. The policy aims to maintain, safeguard and diversify high streets as the main places where residents, local businesses and visitors shop and access services. The key objective is to maintain footfall, support existing shops and high street services and hopefully attract some new ones.

23. The last use of the building was the Barclays Bank. The bank closed in May 2019, and the building has therefore been vacant since this time and advertised to let without interest. Whilst the bank use could be considered a community facility within the meaning of Local Plan Policy C8, there is no prospect of this returning due to a shift to increasingly online banking. There is no reason to conclude that the site is needed for an alternative ‘community use’ and no alternative community use has been pursued during the 7 years of vacancy. In the absence of any alternative community use, planning permission was also granted in 2022 for the change of use of the building to a hot food takeaway although this was not implemented. As a vacant commercial property within the centre of Grassington an alternative commercial use would therefore be desirable to bring it back into productivity in the interests of the vitality of the local economy. The proposed use as a café and bakery which would fit well into the high street frontage and be similar to other services within the centre of Grassington.

24. Furthermore, the change of use of the premises to a café/bakery on the ground floor with two flats above would be permitted development, under Part 3, Class G (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows for the change from a use of financial services (such as a bank) to a mixed use such as proposed. The permitted development process is subject to prior approval which takes into consideration matters such as contamination, flood risk, waste disposal and residential amenity. In this case the applicant has submitted a full planning application as an alternative to the prior approval process as the proposal also requires some external alterations to the building which require full planning permission. It is considered that this is a practical alternative which enables the alterations to be considered alongside the use.

Visual impact

25. The external alterations to the building include minor changes to doors and windows which will refurbish historic window frames and replace the more modern additions with more fitting materials and design. An additional door opening on the south (side) elevation to access the building from the seating area; a new door and window on the north elevation will be minor alterations which would not negatively impact on the principal façade. The removal of the paint finish to the front elevation exposing the stonework to the ground floor and replacing with lime render to the upper floors will enhance the appearance of the building by removing the more modern pebbledash and tired paint finish. The proposal also includes tidying the external walls of the building by removing wires, pipework and fittings and the retention and repainting of the cast iron guttering.

26. The proposed external works include four conservation-style roof lights, two on the front elevation, two on the rear. The new roof lights are required to provide light into the second floor living accommodation. The roof lights will not be visible from the street immediately below the building, however it is acknowledged that they can be seen from views on the road approaching the building and Grassington Square. The building is within the core retail area of Grassington where there are several other roof lights in the area. The roof lights will be conservation style, and sit flush with the roof plane, with dark coloured frames to help to reduce their visual impact. The reason for the roof lights it to be able to bring a combined use for the building of commercial and residential and to allow light into the upstairs floor. Although the rooflights on the front of the building will be visible, they will not have a significant negative impact on the overall appearance of the building. To ensure that the rooflights do not have harmful, negative impact on the National Park Dark Sky Reserve, the rooflights can be

conditioned to contain automatic black out blinds to reduce the amount of light spill from the building.

27. It is therefore considered that the external alterations to the building will not have a negative impact on the traditional building within the town centre and will enhance the appearance of the building overall by repairing, updating and improving the appearance of the vacant, cluttered and tired façades of the building. The proposal would therefore meet Policies CP6 and AB1 of the adopted Local Plan.

28. Bins for the commercial use and the residential use are proposed to be located adjacent to the rear yard of 1 Hebden Road in Pletts Fold. The refuse compound is shown on the site plan, however no exact details of the bin storage and screening has been provided. A condition can be imposed requesting full details of the bin location and screening in this location.

29. The proposed plans show new signage for the building. The signage falls within the deemed consent limits and therefore does not require Advertisement Consent.

Impact on the Conservation Area

30. The site lies within Grassington Conservation Area. The building is located at the bottom of Main Street and Hebden Road in the centre of Grassington in a highly prominent position. It is seen in public views of the Conservation Area when driving through Grassington and when walking towards The Square. As a vernacular building of prominence, it is considered to make a positive contribution to the Conservation Area and therefore it is desirable to secure its preservation and enhancement. The proposed treatment of the frontage of the building within the Conservation Area would reflect the local vernacular buildings within Grassington square whilst retaining legibility of the late Victorian refacing of the building, ensuring it would integrate sensitively with the existing built form. The removal of the paint from the exterior of the building and re introducing a lime wash would improve the overall appearance of the building in the gateway to the square as well as tidying up the frontage and bringing a vacant building back into use. It is considered therefore, that cumulatively these changes would enhance the contribution the building makes to Grassington Conservation Area. It is therefore considered that the proposal meets policy AB1 of the adopted Local Plan.

Residential use

31. The proposal seeks permission for two residential flats on the upper floors. The use of the upper floors for such residential purposes would normally be permitted development, albeit subject to the prior approval of the local planning authority (Part 3, Class G (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for permitted change from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats). The prior approval process is to ensure that residential amenity issues are considered such as contamination, noise, flood risk, natural light and waste disposal.

32. The applicant has chosen to submit a planning application for the mixed use of the building, as well as the physical alterations, rather than split the proposal into two separate applications, which makes for a more comprehensive development encompassing the entire building. This is relevant because the alternative route of applying for prior approval for the mixed use of café/bakery and flats as permitted development would have resulted in two open market flats with no local occupancy restriction on them. It is considered that this should be given significant weight when considering the two flats proposed as part of this application and therefore it would be unreasonable to require an occupancy restriction on them.

33. The prior approval considerations are all considered under the planning application in any case, so for example, there are no known contamination risks in relation to the building and the building is not within a flood risk area. The application states that a robust acoustic separation strategy will be implemented between ground floor and residential accommodation above achieving a high standard of amenity for the residents of the flats. The rooflights within this current planning application are proposed to ensure there is sufficient natural light in all habitable rooms of the flats. Bin storage is proposed for the flats in Pletts Fold, to the rear of the building. The proposed residential flats will use a separate entrance to the building to the rear to ensure there is no conflict between users of the café and residents of the flats. Residential amenity of future occupants is considered further below.

Highway considerations

34. There is no dedicated parking area or pull in for this site for parking or deliveries. It is noted that this building was previously used as a commercial premises, albeit a bank, however there would have been staff and visitors to the bank as well as secure deliveries. There are several public car parks in Grassington for customers and residents to use. Although there is no delivery area for vehicles to pull in at this site it is noted that most other shops and cafes in Grassington

square face the same issues and delivery vans usually have to carry goods or temporarily block the road. There has been no objection from the Highway Authority regarding this point.

35. It is acknowledged that there is limited parking in the vicinity of the site and that the site itself contains no parking provision. Customers and employees not accessing the site by foot or bike can be expected to park their vehicle paying heed to parking restrictions in the vicinity of the premises, either on an unrestricted roadside or in a car park. There is no objection from the Local Highway Authority regarding parking or deliveries.

Operating hours

36. The operating hours put forward for the café/bakery are 8am to 11pm Monday to Saturday and 9am to 10pm Sundays and Bank Holidays. These operating hours are similar to other premises within Grassington, which are open until the evening. It has also been put forward by the applicant that the outdoor seating could be conditioned to be used in daytime hours only. North Yorkshire Council Environmental Health has raised no objections to the proposed houses of use.

Outdoor seating

37. The outdoor seating is included in the full planning application as it would constitute a change of use of land. Full planning permission is the correct procedure for outdoor seating. Advertisement consent (as raised in the public response) would only be required if the seats, tables or any parasols were branded. In this instance this is not the case.

38. The outdoor seating proposed is limited in scale due to the size of the small yard area to the side of the building. The proposed seating would be fixed to ensure tables and chairs do not spill out onto the pavement.

39. The proposed benches to the front of the building, attached under the ground floor windows are to provide benches for customers who may wish to sit outside with a drink. No tables are proposed to the front of the building. The proposed benches are 450mm wide. The pavement at the narrowest point is 2300mm wide. This still leaves a width of over 1.8 metres to walk along the pavement. It is also considered that by having small contained outdoor areas associated with the use on this prominent corner it would extend the perception of the public realm further out onto an otherwise busy corner which would create a more attractive and pedestrian friendly entrance to Main Street and The Square.

Neighbour amenity

40. The building has been vacant for several years and as such a new commercial use will inevitably lead to more noise and movement of customers around the building. The building, however, is located within the core retail area for Grassington and there are other shops, cafes, bars and hotels in close proximity to the property. The proposed café/bakery use will not have a significantly greater impact than the existing baseline for the area, particularly as the use can be controlled through conditions on the use of the outdoor space and opening times. It has also been established and explained above that the café/bakery and residential use is permitted development and could be pursued without the requirement for full planning permission.

41. The use of the rear yard for bin storage and activity associated with this has the potential to cause some disturbance to those nearby properties. There are already a number of cafés in the village with bin storage arrangements sited in proximity to residential properties and to an extent this is inevitable with the proximity to the commercial shopping frontage. However, it is considered that appropriate to seek the enclosure and screening of the bin store to minimise the visual and noise disturbance to neighbours and the flats proposed above the premises.

42. Rear windows in the adjoining dwelling The Old Rectory look out on to the rear of the premises, albeit at an oblique angle, and over the rear yard. There is likely to be some overlooking between the two properties. This is, however, a long-established situation, and it is considered that the new uses would not significantly change this relationship such to amount to impact significantly on the amenity of the neighbour. A ‘green buffer’ of low-level planting is proposed in the back yard area to help reduce any noise between the existing residential properties and occupiers of the two flats proposed.

43. The proposal includes a new commercial kitchen which would be accessed via a side door in the passageway between the premises and the neighbouring commercial unit. The plans do not show any extraction or ventilation proposals for this condition although the applicant states ‘The proposed café/bakery use is inherently less intensive than a takeaway, reducing the potential for adverse amenity impacts. In particular, no frying is proposed as part of the use, and as such, the level of ducting and extraction required would be significantly reduced compared to the previous permission.’ It is acknowledged that the approved takeaway use in 2022 included the installation of an extraction flue and cowl within the rear roof slope. At that time, North Yorkshire Council Environmental Health had no objection subject to odour and noise attenuation. As no external

extraction or ventilation has been proposed here, it is considered appropriate to condition any such fixtures so that if proposed they can be assessed and controlled.

44. In summary therefore, subject to the above controls, it is considered that the proposed uses would not result in a significant change in the impact on the amenity of the neighbours or the future occupants of the two proposed flats

Parish Council Comments

45. The Parish Council has objected to the planning application. The reasons given are summarised below along with the planning officer's responses to each point:

46. The Parish Council has raised concern regarding the proposed seating at the front, which they consider would be hazardous so close to the pavement and road.

    In response, officers consider that as the proposed seating to the front of the building is benches only and the pavement is over 2 metres wide at this point, there would still be sufficient room for pedestrians, pushchairs and wheelchair users along the front of the building.

47. The Parish Council has raised concerns that the rooflights are not in keeping with the area.

    The rooflights are proposed to be able to provide natural light into the residential accommodation. It is considered that the rooflights are justified to be able to use the second floor as residential accommodation. The rooflights can be conditioned to be conservation style rooflights and to contain automatic black out blinds. Although the rooflights are an alteration to the building, they help support bringing the building back into a viable reuse. Whilst publicly visible they are common feature in the locality and the impact of them can be significantly reduced through a dark frame and flush fitting, together with automatic blackout blinds.

48. The Parish Council has raised concerns over parking, access for deliveries, plus storage for commercial waste.

    Parking and highway considerations have been addressed earlier in the report. In summary, although there is no dedicated parking for 1 Hebden Road, there are public car parks in close proximity to the site and it is a common occurrence for all premises in the centre of Grassington (including the former bank here) for deliveries, staff and customers to use public parking for such purposes.

Equality Act

49. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

50. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

Conclusion

51. The proposal is to change the ground floor of the building to be a café/bakery. This use falls into Class E, Commercial use. The proposal also includes the use of the upper floors of the building to be two flats. The mixed use (café and two flats) would benefit from permitted development under Part 3, Class G (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, it is considered reasonable to permit this development including two open market flats.

52. The external alterations to the building are relatively minor and mainly consists of refurbishment to bring the building back into a commercial use. Overall, it is considered that the external alterations to the building would enhance the building within the street scene and within Grassington Conservation Area. Outdoor seating, operating hours, light spill and bin storage can all be controlled by condition. It is therefore considered that the proposal would accord with policies CP6, CP6, C8, AB1 and E4 of the adopted Yorkshire Dales Local Plan (2025-2040) and guidance contained within the Yorkshire Dlaes National Park Design Guide (2026).

Recommendation

53. Following the expiration of the advertising period (advertising the application as a departure from the Development Plan) and no substantive new objections being received which have not previously been considered, it is recommended that permission is **granted** subject to conditions including the following:

- Time limit
- Plans condition
- Restriction on use of commercial premises

- Details of proposed windows and doors – design, material, colour of frames
- Details of proposed lighting
- Details of bin storage including screening and enclosure
- Restrict opening hours
- Restrict hours of use of outdoor seating
- Conservation rooflights and fitting of automatic blackout blinds
- Management plan for storage of building materials, contractor parking
- Details of extraction/ventilation including noise and odour mitigation
- Details of the green buffer strip proposed in the rear yard.
- Bat and bird boxes

Informatives

- Environmental Health recommended informatives.

Report Author: Janet Perry