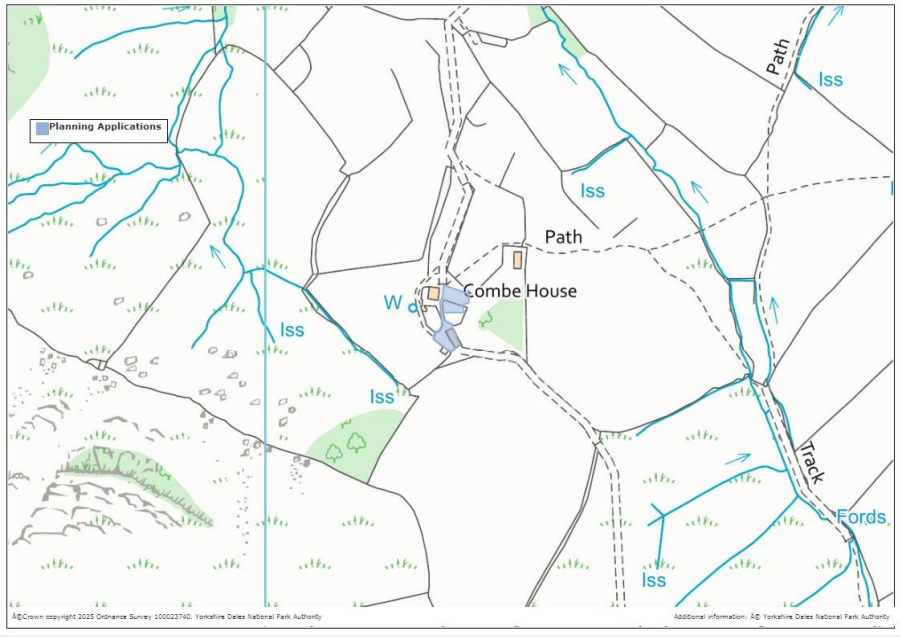
Yorkshire Dales National Park Authority

Planning Committee

Date:	21 January 2025
Parish:	Dent with Cowgill
Applicants:	Mr and Mrs John Airey
Application No:	S/01/150H/LB
Application Site:	Upper Barn, Combe House, Gawthrop, Sedbergh, LA10 5QQ
Proposal:	Listed building consent for conversion of Upper Barn to form a local occupancy dwelling or holiday cottage subject to Section 106 restriction (resubmission of lapsed approval)



Purpose of report

1. That Members APPROVE Listed Building Consent 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. Upper Barn is a grade II listed building which forms part of the historical Combe House farmstead on land near Gawthrop under Combe Scar. Combe House also Grade II listed, was re-occupied as a dwellinghouse following the granting of permission in 2005 (S/01/149 and S/01/149A/LB). This is a significant complex and one where the relationship between the buildings (including the Lower Barn, granted permission for conversion to a bunk barn in 2023 (S/01/150F), their setting, and features of archaeological interest in the surrounding landscape, is important.

4. Upper Barn is a single building of two distinct parts. The southern section incorporates part of a previous dwelling, possible a former longhouse, which is almost certainly older than Combe House. The northern section is a 19th century barn.

Proposal

5. Listed building consent for conversion of Upper Barn to form a three-bedroom local occupancy dwelling or holiday cottage.

6. The proposed works include the insertion of floors, new window and door treatments, internal partitions, a staircase, heating system, kitchen and bathrooms in order to convert the existing barn into a habitable dwelling.

Relevant Planning History

7. Most relevant to this application is the listed building consent granted for the works to convert Upper Barn to form a local occupancy dwelling or holiday let in 2020 (S/01/150D/LB), alongside the accompanying planning permission granted under reference S/01/150C. The current application is very similar to S/01/150C with only minor alterations to the plans.

8. Listed building consent was granted in 2005 under application reference S/01/149A/LB for works to restore Combe House as a single dwellinghouse,

alongside the accompanying planning application (S/01/149). Full planning permission was granted for the conversion of Lower Barn to form a bunk barn in 2023.

Consultations

9. The comments of statutory and non-statutory consultees are summarised below:

Six Statutory Bodies – No comments received.

Dent PC – No comments received on this application; commented on the accompanying planning application (S/01/150G).

Wildlife Conservation Officer – No objection subject to the recommendations and mitigation measures in The Bat, Barn and Nesting Bird Survey by Environtech, updated 15 August 2024 being followed, and a condition added for wildlife enhancement in accordance with policy W2 of the Local Plan.

Senior Listed Building Officer – No objections subject to conditions, notably:
i. Methodology including structural works, demolition, excavation;
ii. Details of internal details to be affected; and
iii. Level 3 building survey.

Public responses:

10. A site notice was posted on 29 August 2024; no comments were received.

Assessment

Key Issues:

- Planning Policy
- Impact on the Significance of the Listed Building
- Impact on a Protected Species
- Parish Council Comments
- Equality Act

Planning Policy

11. Upper Barn is a Grade II listed building and is therefore protected in the national interest for its special historic or architectural interest.

12. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to have special regard to the desirability of preserving

the listed building or its setting or any features of special architectural or historic interest which it possesses.

13. Paragraph 207 of the National Planning Policy Framework (NPPF) (2024) states that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

14. Paragraph 213 of the NPPF (2024) states that, ‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.

15. NPPF paragraph 215 states that, ‘where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

16. Policy L1 of the Yorkshire Dales Local Plan (2015-2030) states that, ‘development proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance’ and that ‘proposals that result in less than substantial harm to a designated heritage asset will only be permitted where it can be demonstrated that the public benefits of the proposal clearly outweigh the loss of significance’.

Impact on the Significance of a Listed Building

17. The proposed works include the insertion of floors, new window and door treatments, internal partitions, a staircase, heating system, kitchen and bathrooms in order to convert the existing barn into a habitable dwelling.

18. The proposed windows will largely use existing openings with an additional reinstated opening on the ground floor, and the elongation of one first floor opening of the west elevation. The doors, will be fully glazed with powder-coated aluminium composite frames, use existing openings, this is as per the previously consented scheme. However, the height of the opening proposed for the glazed screen with outward opening door in the kitchen will be reduced to incorporate the first floor but will keep the lintel, thereby retaining the historical fabric and maintaining the readability of the change to the building.

19. The log burning stove within the south end of the building will sit on a plinth to the north of the wall. The corbelled chimney on this south wall is one of the most significant elements of the older part of the barn, likely to have been a former

dwelling. Therefore, a condition will require a specification and methodology to ensure no adverse impact on this feature.

20. A condition will ensure details of internal works to be protected, altered or removed shall be submitted to and approved in writing by the Local Planning Authority prior to any internal works. Along with a level 3 photographic survey, this will ensure that the historical sections of the floor will be recorded.

21. The amendments to the previously approved application (ref. S/01/150D/LB) comprise an additional roof-light to the east elevation of the barn, the repositioning of the location of one of the previously approved roof-lights on the west elevation, and a revision of the proposed internal layout of the building. These changes are considered to be minor.

22. The harm caused to the listed building through the insertion of rooflights would be less than substantial when weighed against the public benefits of securing its optimum viable use, particularly as the barn has been re-roofed so this is modern fabric.

23. Overall, the proposal will conserve the character of the listed building and will put it into a new viable use consistent with its conservation. Therefore, subject to appropriate planning conditions, the proposal meets the requirements of Local Plan Policy L1 and NPPF, paragraphs 213 and 215.

Impact on a protected species

24. A Bat, Barn Owl and Nesting Bird Survey report was prepared by Environtech, updated on 15 August 2024. This found the barn offered moderate potential for use by bats. The barn has already been re-roofed so no emergence survey was required. There are no records of barn owls within 2km but the surrounding habitat offers potential for nesting and foraging for birds.

25. The Wildlife Officer had no objections subject to precautionary mitigation measures set out in the survey Bat, Barn Owl and Nesting Bird Survey report being conditioned and the installation of bat boxes.

26. Therefore, the proposal meets with policy W2 of the Local Plan 2015-2030.

Parish Council Comments

27. The Parish Council was consulted on 29 August 2024 and commented on the accompanying planning application (S/01/150G).

Equality Act

28. 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.

29. 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

30. The proposed development amounts to an appropriate residential conversion of a traditional barn to create a new local occupancy dwelling or short-term holiday let. The proposal secures a viable use and will secure ongoing future maintenance for the listed building. This outweighs the less than substantial harm caused by the proposed development in accordance with the National Planning Policy Framework (2024) and complies with policy L1 of the Yorkshire Dales National Park Local Plan (2015-2030).

Recommendation

31. It is recommended that permission is GRANTED subject to conditions:

Conditions:

- Standard listed building time limit
- Accordance with approved plans
- Methodology for conversion
- No sandblasting
- Submission of level 3 building survey
- Approval of/compliance with details:
    - Pointing
    - Windows and doorways
    - Fixtures to the building
    - Garden
    - Internal works
- Photographic record
- Mitigation in accordance with ecological survey report
- Removal of permitted development rights