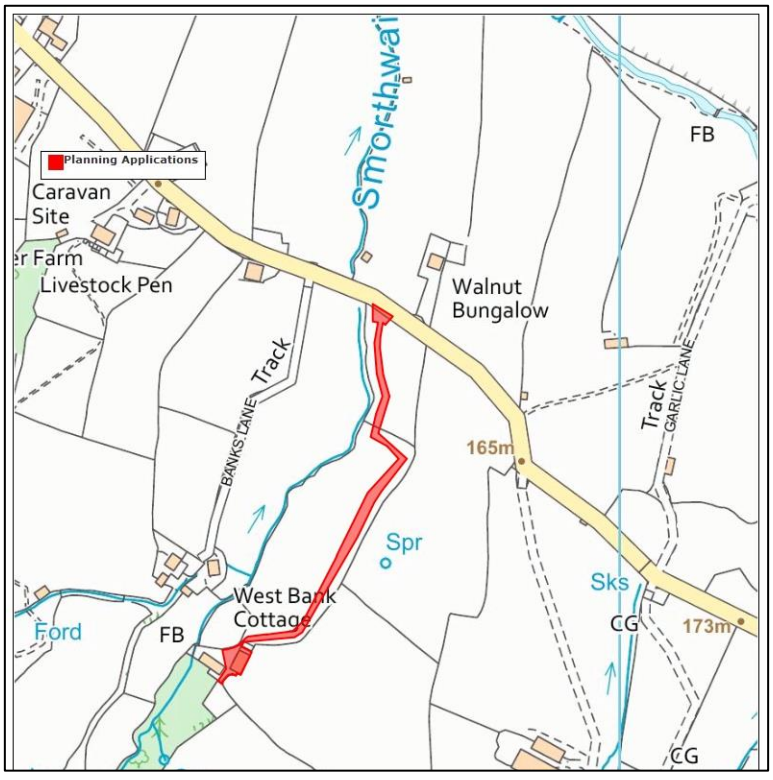
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Dent
Date:	22 August 2023	**Officer:**	Matthew Lappin
Applicant:	Ms Victoria Brown	**Application No:**	S/01/348C/LB
Site Address:	Geslings Barn, Deepdale Lane, Dent, LA10 5QT		
Proposal:	Listed building consent for conversion of agricultural barn to form 1no. dwelling for local occupancy or short term holiday let; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump		



REASON FOR COMMITTEE CONSIDERATION

1. 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

2. The application site is located off Deepdale Lane in Dentdale approximately half a mile to the south east of Dent. It comprises Geslings Barn, a grade II listed and traditionally constructed former agricultural building. Geslings Farmhouse, a disused Grade II listed farmhouse with an attached byre, adjoins the barn forming a small group of buildings. The farmhouse was recently granted planning permission and listed building consent for use as a single dwelling and is in the same ownership. All are currently on the Buildings at Risk register.

3. Geslings Barn is a traditional barn with a number of existing door and window opens to each elevation and the principal elevation facing west has a larger cart opening. There is a single storey shippon on the south elevation. The site slopes gently from south to north meaning that the ground floor of the main barn is below the level of the lean-to shippon. To the north there are extensive and dramatic views out across Dentdale.

4. The application site also comprises two fields with boundaries defined by a mix of traditional dry stone walls, hedgerows and fencing. The site rises steeply up from Deepdale Lane from which there is an existing field access before levelling out where Geslings Farmhouse is located. A stream runs along the western boundary of the site and a footpath bisects the site just to the north of the range of buildings. There are houses located to the west and the north of the site, which is otherwise characterised by open fields.

PROPOSAL

5. Listed building consent for is sought for the conversion of Geslings Barn to form 1no. dwelling for local occupancy or short term holiday let. In addition a ground source heat pump is proposed to be installed and a new access track established from land and an existing field gate to the north. A package sewage treatment plant is also proposed. It should be noted that the track, package treatment plant and ground source heat pump will also be shared with Geslings Farmhouse, planning and listed building consent having already been granted for re-use as a dwelling to include the shared facilities.

RELEVANT PLANNING HISTORY

6. The following applications are relevant:

   S/01/348: Full planning permission for re-occupation of a former dwelling including internal and external alterations; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump.
   Approved 04/04/2023

   S/01/348/DIS1: Approval of details reserved by Condition 9 (landscaping scheme) of S/01/348

   S/01/348A/LB: Listed building consent for re-occupation of a former dwelling including internal and external alterations; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump.
   Approved 04/04/2023

   S/01/348B: Full planning permission for conversion of agricultural barn to form 1no. dwelling for local occupancy or short term holiday let; creation of new access track; installation of package sewage treatment plant and installation of ground source heat pump. Also on this agenda.

CONSULTATIONS

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

Six Statutory Bodies
No comments received.

Senior Listed Building Officer
No objections subject to conditions.

Clerk to Dent PC
Objects to use as short term holiday let and expresses concern as to suitability of proposed access track for vehicles (see full comments on S/01/348B)

YDNPA Senior Historic Environment Officer
No objection subject to conditions.

PUBLIC RESPONSES

Neighbour/interested parties' responses received: 0

8. The application was advertised by site notice which expired on 06.03.2023. No public responses were received in connection with the application for listed building consent.

ASSESSMENT

Key Issues:

- Planning policy
- Heritage assets
- Landscape and visual impact
- Equality Act

PLANNING POLICY

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the development plan unless there are material reasons to do otherwise. The development plan for this area is the adopted Yorkshire Dales National Park Local Plan (the development plan). The most relevant policies are:

SP1: Sustainable development
SP4: Development Quality
L1: Heritage Assets
L2: Conversion of Traditional Buildings – acceptable uses
L3: Conversion of Traditional Buildings – building treatments

10. The National Planning Policy Framework (NPPF) (July 2021) sets the overall planning policy context for England and Wales. The most relevant paragraphs from the NPPF are:

11. Paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: (c) the development would re-use redundant or disused buildings and enhance its immediate setting.

12. Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

13. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

14. Finally, sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 state that in dealing with applications for listed building consent and planning applications that affect listed buildings, special regard shall be had to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

HERITAGE ASSETS

15. Policy L1 of the Local Plan establishes proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance. Policy L2 relates to the conversion of traditional buildings and requires them to be in existing settlements and building groups or other suitable roadside locations, that local occupancy of any proposed dwelling is secured, and that holiday letting is restricted to short term stays only.

16. The application is accompanied by a well researched heritage statement. The barn forms part of a small group of listed and other former agricultural buildings located on an upper slope on the south side of Dentdale including the farmstead and cottage at West Bank accessed from the adjoining Banks Lane. The barn is an attractive and characterful 18th century bank barn of three bays with a large hayloft, slate and timber boskins and watershot masonry. Together with Geslings Farmhouse the buildings have a high degree of historical significance and make a positive contribution to the cultural heritage and character of this part of the National Park.

17. The application proposals are relatively limited and are sympathetic to the historic character of the listed building with only minimal alterations to the external appearance. Following amendments Senior Listed Building Officer has no objections subject to conditions. The conversion will secure the future use of the barn which is on the buildings at risk register, and it is considered that the proposal will conserve and enhance the significance of the listed building. In addition, conversion will enhance the setting of Geslings Farmhouse preserving the group value of the listed buildings.

18. A number of other associated works have been approved as part of an application for the re-use of the listed Geslings Farmhouse as a dwelling (application S/01/348 and S/01/348A/LB). These include the provision of parking adjoining and partially screened by

an existing dry stone wall to the front of the barn and farmhouse, and installation of a shared ground source heat pump and package treatment plant.

19. In addition, a new access track has been approved as part of the Geslings Farmhouse application which will be shared by the barn. The Local Plan allows for a degree of flexibility over the construction of new access tracks specifically where it relates to and facilitates the re-occupation of former dwellings, particularly those that are listed and on the buildings as risk register. The proposed access track will be a twin wheeling made up of crushed local aggregate with a central grass strip. It will follow the edges of the paddocks along existing boundaries made up of a mix of dry stone wall and hedge planting some of which, particularly along the lower western edge of the site, has been allowed to grow out. The existing field gate will be set back from the road by six metres with new dry stone walls constructed around the entrance.

20. It is considered that the proposed track and other works would not have a negative effect on the setting or the historical significance of the buildings.

EQUALITY ACT

21. 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.

22. 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

23. The application proposals are considered to be sympathetic and well-designed bringing a listed building which is currently at risk into permanent occupation. The application proposals by virtue of siting, design, access, visual amenity and preserving the significance of a heritage asset accord with the policy requirements of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

RECOMMENDATION

24. It is recommended that consent is GRANTED subject to conditions based on the following:

Time limit 3 years
Development in accordance with the approved plans
Retention and recording of historical or archaeological features
External pointing details to be approved
Retention of stone lintels, jams and sills
No shot or sand blasting of external walls
Provision and implementation of a written scheme of archaeological investigation
Retention of roof timbers and materials
Provision of a building record
Approval of details of any external lighting