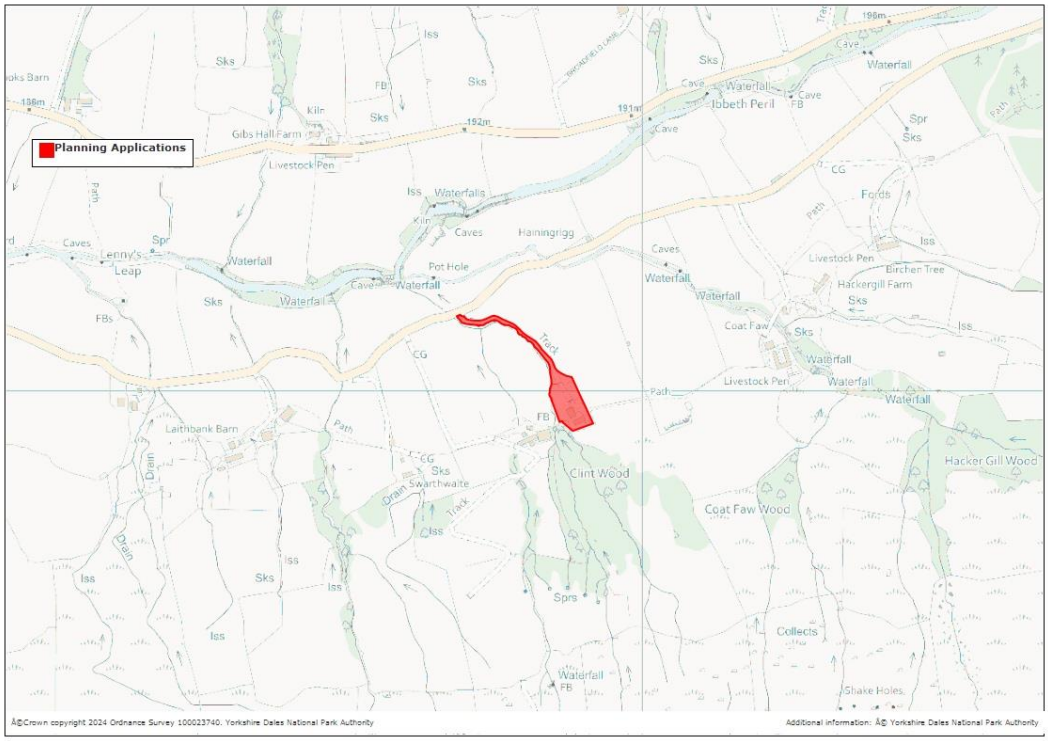
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Dent
Date:	12 March 2024	**Officer:**	Emma Heron
Applicant:	K Goudling	**Application No:**	S/01/357
Site Address:	East Clint, Dent, Sedbergh, LA10 5RQ		
Proposal:	Full planning permission for internal reconfiguration and extension of the existing dwelling; creation of external covered kitchen area; creation of car port with integrated fuel and garden store; installation of below ground LPG tank; replace existing septic tank with new package treatment plant and conversion of detached bank barn to guest accommodation with hard and soft landscaping and associated works		

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. The application site is in Dentdale, 3.5 kilometres east of Dent. It is accessed from an existing track, off the minor road on the southern side of the dale. The track ascends for 180 metres to a stand of mature woodland, then continues upwards to a large barn and the farmhouse above. The curtilage is a characterful mixture of levels, paved areas, mature trees, garden and track.

4. The barn and farmhouse are separately listed Grade II. The barn is a large combination barn with a byre and threshing floor and mew/store. It has been re-roofed in recent years with little of the internal features remaining. The farmhouse combines an original 2-cell plan-form dwelling with a former stable and loft. The list description dates the building as early 18th Century, and there is evidence of earlier origins including its unusually thick external walls.

PROPOSAL

5. The proposals comprise:
   Farmhouse: a new single storey sun room on the east gable elevation, a replacement utility room on the west elevation and a conservation rooflight on the rear elevation.

   Outbuildings: a covered open sided area for outdoor seating / cooking, a covered open sided store, a below ground LPG tank and package treatment plant.

   Barn: Conversion to form four bed short stay holiday accommodation.

   Curtilage: lanscaping works to form a parking and turning area to the south of the barn.

RELEVANT PLANNING HISTORY

6. The following applications are relevant:

Y8/80/5046 – Convert barn to one separate dwelling. Approved 17/7/1980.

S/01/357A/LB is the Listed Building Consent application that accompanies this application (also on this agenda). It incorporates internal works.

CONSULTATIONS

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

Trees & Woodlands - No comments received

Area Ranger (Western Dales) - Proposed development indirectly affects a Public Right of Way footpath 516040.

Wildlife Conservation Officer - Biodiversity enhancements are required. It is recommended that this comprise two bird boxes (house sparrow, house martin, swift or starling), and two bat boxes of durable construction. Conditions are recommended in respect of a prior check for nesting birds prior to commencement, biodiversity enhancement, and an informative in relation to the protected status of bats.

CTO - Westmorland & Furness Council - no comments to make.

Environmental Health - no observations to make regarding the proposal.

Highways - Westmorland & Furness Council - the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Dent Parish Council - Noted that it is unclear whether guest accommodation is for paying guests or family/friends. The council cannot support any applications for holiday let accommodation because of it's own policy against this. Dentdale currently experiences a high percentage of holiday lets and the sustainability of the village and it's infrastructure will suffer because of this.
The committee understand the need to make changes to the principal accommodation and would support this provided the work was done sympathetically to the heritage nature of the building. Object on the basis that it includes holiday let accommodation which goes against the councils policy.

PUBLIC RESPONSES

Public responses received at the time of writing: 0

8. The application was advertised by site notice on 20th November 2023. No responses have been received.

ASSESSMENT

Key Issues:

- Principle of development
- Heritage Assets
- Landscape and Visual Impact
- Nature Recovery
- Sustainability
- Parish Council comments
- Equality Act

PRINCIPLE OF DEVELOPMENT

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:
   SP2: National Park purposes
   SP4: Development Quality

L1: Heritage Assets
L2: Conversion of Traditional Buildings – acceptable uses
L3: Conversion of Traditional Buildings – building treatments
W1: Wildlife Sites, Species and Networks
W2: Biodiversity Enhancement

10. Policy SP2 sets out the statutory purposes of the National Park, of:
    a. Conserving and enhancing natural beauty, wildlife and cultural heritage;
    b. Promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

    Paragraph 182 of the NPPF (2023) makes clear that great weight should be given to conserving and enhancing the scenic and natural beauty in National Parks.

11. Policy L1 of the Local Plan establishes that proposals affecting a designated heritage asset (listed building) will be permitted provided they conserve or enhance its significance. It is supported by the relevant paragraphs of section 16 the National Planning Policy Framework (2023).

12. Policy L2 allows traditional buildings to be put to alternative uses where the building and its location is able to accommodate the intensity of the new use and its associated impact. Suitable locations include existing settlements and building groups or other suitable roadside locations. Whilst policy L3 is concerned with the detail to ensure that the conversion proposals do not undermine the architectural and historic character of the building and its landscape setting, and do not give rise to other harmful impacts.

13. The barn is within an existing building group, utilising an existing track and access from the highway. It is structurally sound and has numerous openings that can be utilised within a conversion proposal. Its conversion and use as short stay holiday let is therefore acceptable in principle.

HERITAGE ASSETS

14. 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.

15. Paragraph 200 of the National Planning Policy Framework (NPPF) (2023) 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.' In this case, the submitted heritage statement is to a good standard and adequately describes the significance of the heritage asset, as well as the likely impact of the proposal upon that significance.

16. Paragraph 208 of the NPPF (2023) states that 'where a development 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.'

17. Various internal works are proposed to the farmhouse and barn. They are discussed separately within the Listed Building Consent officer report.

Farmhouse

18. The lean-to extension on the west gable is simple and modestly proportioned. It would replace an existing flat-roofed lightweight structure which is in a poor state of repair and would be accessed from the dwelling by way of the existing opening. The proposal would amount to a modest enhancement to the building's character with no impact on the building's significance.

19. The east gable wall has significance as an original feature including a distinctive arrangement of prominent through-stones at the upper level, and possible evidence of an older steeper roofline. The proposed extension on this elevation has been amended to a low roof-profile contemporary design, with only one doorway inserted in the original wall at ground floor level. This amendment from the originally proposed two-storey extension with several openings in the original gable wall is considered to be sympathetic to the character and significance of the building.

Barn

20. The barn has been completely re-roofed in recent years, and there is very little remaining of the internal historic fabric. The barn benefits from several openings that are to be fully utilised in the conversion, and a modern lean-to is proposed for removal. New openings are limited to conservation rooflights an escape window on the gable, and a very small window on the rear elevation. The conversion can be undertaken without significant loss of fabric or rebuilding works.

Curtilage structures

21. The outdoor seating and garden store buildings are modest additions set within the large grounds, that are largely screened from view due to the woodland setting. Their size, positioning and detailing mean that they would not compete for attention with, or adversely impact on the setting of the grade II listed buildings.

22. The proposals amount to less than substantial harm to the character and significance of the grade II listed buildings. It is a sensitive conversion and refurbishment proposal incorporating an interesting contemporary design solution in the form of the garden room. The public benefit of the proposal is through securing sustainable uses for heritage assest, thermal efficiency, solutions to the damp ingress and sensitive building treatments. This is in accordance with policy L1 of the Yorkshire Dales Local Plan.

LANDSCAPE AND VISUAL IMPACT

23. The building group is one of several isolated historic farmsteads strung along the dale side, all at a similar elevation, with the Dales Way following their line. This pattern of building groups is an intrinsic part of the character of Dentdale. This particular building group is set within and framed by, a small mature woodland. This means that the visual and landscape impact of the proposals is limited. From east along the Dales Way the proposed sun room extension would be more visible, however the

glazed elements would be set back very deeply below an anthracite grey zinc roof. This design solution, together with dark skies compliant external lighting, allows the extension to sit comfortably within the wider landscape and mitigates impacts on dark skies.

24. A 2m x 1m LPG gas tank is proposed to be located close to the site access on a concrete base. This would be set back from the roadside boundary, which benefits from tree and hedge planting such that views towards the tank would be limited to glimpse views from the highway. Nonetheless, as it proposed as permanent and alien feature, it is recommended that a drystone wall enclosure for the tank will be required by condition of any planning permission. This is in accordance with policies SP4, L2 and L3 of the Yorkshire Dales Local Plan.

NATURE RECOVERY

25. The proposal includes vent details on sheltered elevations, on each building to provide bird nesting opportunities, and a log-pile hibernacula set in the understorey of the trees in the south west corner of the site. Two no. durable bat boxes will also be required by condition, in order to provide a biodiversity gain for the site in accordance with policy W2 of the Yorkshire Dales Local Plan.

SUSTAINABILITY AND OTHER MATTERS

26. The proposal includes an improvement on the existing sewerage system by way of the replacement of a septic tank with a package treatment plant. The proposal would not increase flood risk on the site or elsewhere. The general refurbishment proposals to the farmhouse (detailed in the listed building consent application) would improve the thermal efficiency of the building in a manner appropriate for a listed building. An existing access would be utilised and it has been confirmed by the Highway Authority that there is no objection to this on highway safety grounds. There would also be no neighbour amenity impacts given the distance to, and relationship with the nearest residential dwelling.

PARISH COUNCIL COMMENTS

27. Dent Parish Council's objection solely relates to the principle of the use of the barn for short stay holiday accommodation. Such a use does not conform to the Parish Council's own policies, that new dwellings should be for local occupancy only due to saturation of the holiday accommodation market. The concerns are noted but that element of the proposal aligns with Policy L2 of the adopted Local Plan, which allows for the conversion of traditional buildings (in prescribed circumstances) to either holiday let or local occupancy or both. The Local Plan went through extensive public consultation and was examined in public by a Government Inspector. The Plan was found to be sound and in accordance with national planning policy and was adopted by this Authority. The public, developers and planning inspectors therefore fully expect that the Authority will follow its policy, as the law requires and as the Authority has done since 2015, unless and until the policy is changed.

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 proposal is considered to be acceptable having regard to the impact on the significance of the listed buildings, and their appearance within the landscape. The use of the barn for holiday accommodation is acceptable in principle. The proposal is also considered to be acceptable having regard to highway safety, neighbour amenity, nature recovery and sustainability in accordance with policies L1, L2, L3, SP4, W2 of the adopted Yorkshire Dales Local Plan (2015-2030), and the National Planning Policy Framework.

RECOMMENDATION

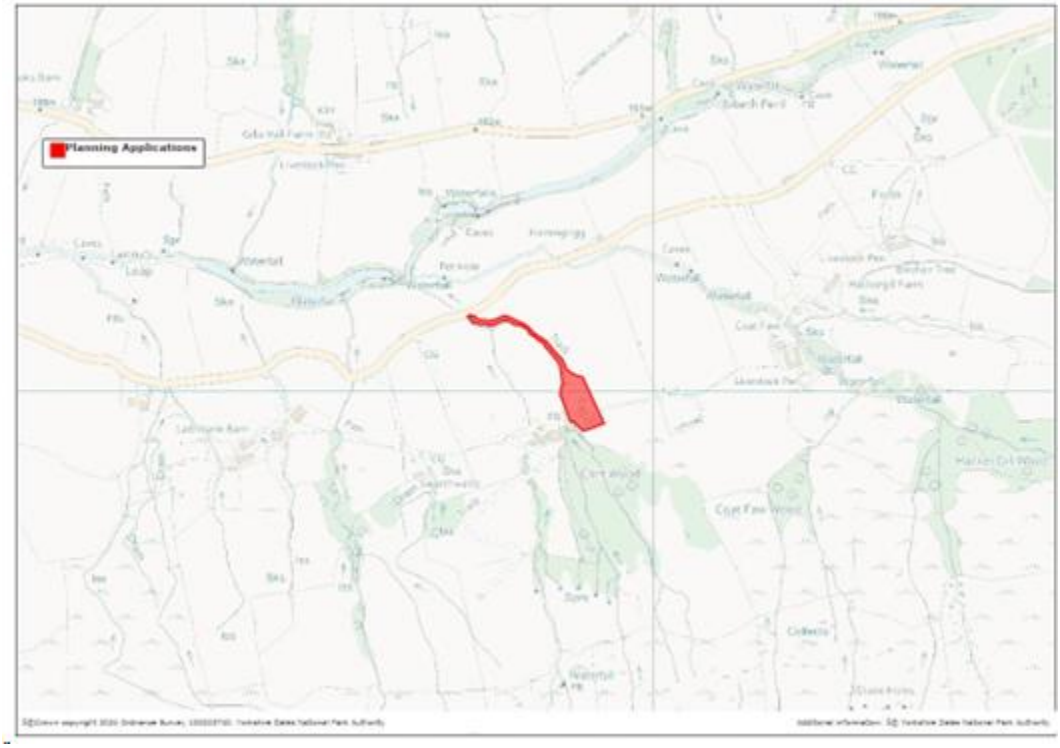
31. It is recommended that permission is GRANTED subject to conditions including the following:
    - Three years for implementation
    - To be carried out in accordance with approved plans
    - Barn to be used for short stay holiday lets only
    - Permitted development rights removed (barn)
    - External lighting to be in accordance with approved details only, and maintained as dark skies compliant lighting
    - Specified design details
    - Biodiversity enhancements
    - LPG tank enclosure details (drystone wall)
    - Tree protection during works
    - Prior check for nesting birds

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Dent
Date:	12 March 2024	**Officer:**	Emma Heron
Applicant:	K Goulding	**Application No:**	S/01/357A/LB
Site Address:	East Clint, Dent, Sedbergh, LA10 5RQ		
Proposal:	Listed building consent for internal reconfiguration and extension of the existing dwelling; and conversion of detached bank barn to guest accommodation		

PURPOSE OF REPORT

1. That Members APPROVE listed building consent for the above works 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 relating to the concurrent full planning application, is contrary to the decision which the Head of Development Management proposes to take.

APPLICATION SITE

3. The application site is in Dentdale, 3.5 kilometres east of Dent. It is accessed from an existing track, off the minor road on the southern side of the dale. The track ascends for 180 metres to a stand of mature woodland, then continues upwards to a large barn and the farmhouse above. The curtilage is a characterful mixture of levels, paved areas, mature trees, garden and track.

4. The barn and farmhouse are separately listed Grade II. The barn is a large combination barn with a byre and threshing floor and mew/store. It has been re-roofed in recent years with little of the internal features remaining. The farmhouse combines an original 2-cell plan-form dwelling with a former stable and loft. The list description dates the building as early 18th Century, and there is evidence of earlier origins including its unusually thick external walls.

PROPOSAL

5. Listed building consent for internal reconfiguration and extension of the existing dwelling; and the conversion of detached bank barn to guest accommodation. Both the farmhouse and the barn are separately grade II listed buildings. The proposed works comprise:

Farmhouse:

- Removal of existing modern lean-to and replacement with a traditionally constructed extension,
- Contemporary garden room extension
- Internal alterations comprising an en-suite in the master bedroom, changes to modern partitions and ceiling insulation in a bedroom, alterations to ground floor partition walling to form opening between hall and living room, opening in east gable wall to gain access to garden room.

Barn:

- External alterations as described in the parallel full planning application,
- Internal alterations to form living accommodation over two floors.

RELEVANT PLANNING HISTORY

6. The following applications are relevant:

S/01/357 - Full planning permission for internal reconfiguration and extension of the existing dwelling; creation of external covered kitchen area; creation of car port with integrated fuel and garden store; installation of below ground LPG tank; replace existing septic tank with new package treatment plant and conversion of detached bank barn to guest accommodation with hard and soft landscaping and associated works.
Pending determination by Planning Committee

CONSULTATIONS

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

Dent PC Objection to the full application on the grounds that the barn is proposed to be used as a holiday let.

Wildlife Conservation Officer Recommends a prior check for nesting birds prior to work taking place, and a scheme for biodiversity enhancement.

Senior Listed Building Officer Concerns have been addressed through the submission of the amended plans, and additional information in respect of internal treatment of walls.

Georgian Group No objection in principle, but raise concerns with the following proposed works:
Insufficient information in respect of the significance of the hallway partition, internal wall between bedrooms 1 and 2, and internal significance of the barn's fabric.
2no. openings in the ground floor east gable wall, and recommend one is omitted.
The proposed internal partition impacting upon master bedroom window
Dry-lining proposals lack detail and justification and recommend lime plaster

PUBLIC RESPONSES

Public responses received at the time of writing: 0

8. The application was advertised by way of site notice on 23rd November 2023. No responses were received.

ASSESSMENT

Key Issues:

- Principle
- Heritage asset
- Equality Act

PRINCIPLE

9. 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.

10. Paragraph 200 of the National Planning Policy Framework (NPPF) (2023) 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.'

11. Paragraph 208 of the NPPF (2023) states that 'where a development 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.'

12. 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.

HERITAGE ASSET

13. The significance of the barn lies in the retention of its character as a combination barn, with a byre at a lower level accessed through the gable wall to the northern end of the building, a former threshing floor to the centre of the building with the winnowing door in the west elevation, a mew/store to the south end of the building, and a possible loose box/stable within an outshot to the side of the main cart door. The barn has a new roof and there is little internal fabric of significance remaining, including the threshing floor having been concreted.

14. The proposed conversion works are sympathetic to the character and significance of the building. New openings are very limited and includes rooflights within a relatively modern roof, and the stonework and readability of the barn are retained. For this reason, the conversion will also not harm the setting of the adjoining farmhouse.

15. The significance of the farmhouse lies in its early 2-cell planform, and evidence of earlier origins than the early 18th Century date given in the list description. This evidence includes the unusual thickness of the external walls, a substantial plinth, internal corbels at a lower level to the eastern cell, and possible phasing within the eastern gable wall. There is also significance in the form of the relationship between the farmhouse and attached stable/loft, that became part of the dwelling sometime after 1964. Individual internal features of significance include a 1727 dated spice cupboard, partition walling and the internal side of the external walls.

16. The proposals have been significantly amended to address concerns raised by both the Listed Buildings Officer and the Georgian Group. These amendments include the reduction in openings on the east gable wall to one, the reduction in the scale of the eastern extension such that the significance of the through-stones at first floor height are retained as an external feature. Also, addressed are concerns relating to the internal re-configuration proposals and the treatment of the internal walls with lime plaster. Furthermore, the significance of the building and its features has been given careful scrutiny by way of a site inspection by the Listed Buildings Officer.

17. The proposals amount to less than substantial harm to the character and significance of the grade II listed buildings. It is a sensitive conversion and refurbishment proposal incorporating an interesting contemporary design solution in the form of the garden room. The public benefit of the proposal is in the improved longevity, through increased usage, thermal efficiency, solutions to the damp ingress and sensitive building treatments.

EQUALITY ACT

18. 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.

19. 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

20. The application proposals are considered to be sympathetic and well-designed bringing the listed barn into permanent occupation and improving the longevity of the farmhouse. The application proposals are sympathetic to the significance of the heritage assets, and the less than substantial harm is offset by the public benefits. The proposals accord with policy L1 adopted Yorkshire Dales National Park Local Plan (2015-2030), and the NPPF.

RECOMMENDATION

21. It is recommended that consent is GRANTED subject to conditions including the following:
    - Three years for implementation
    - To be built in accordance with approved plans
    - Details to be submitted and agreed in respect of internal lime plaster specifications
    - Materials details to be specified / submitted and agreed
    - Any external pointing details to be approved
    - Retention of stone lintels, jams and sills
    - No shot or sand blasting of external walls
    - Original features revealed during works recorded at Level 3, and details submitted and approved.