

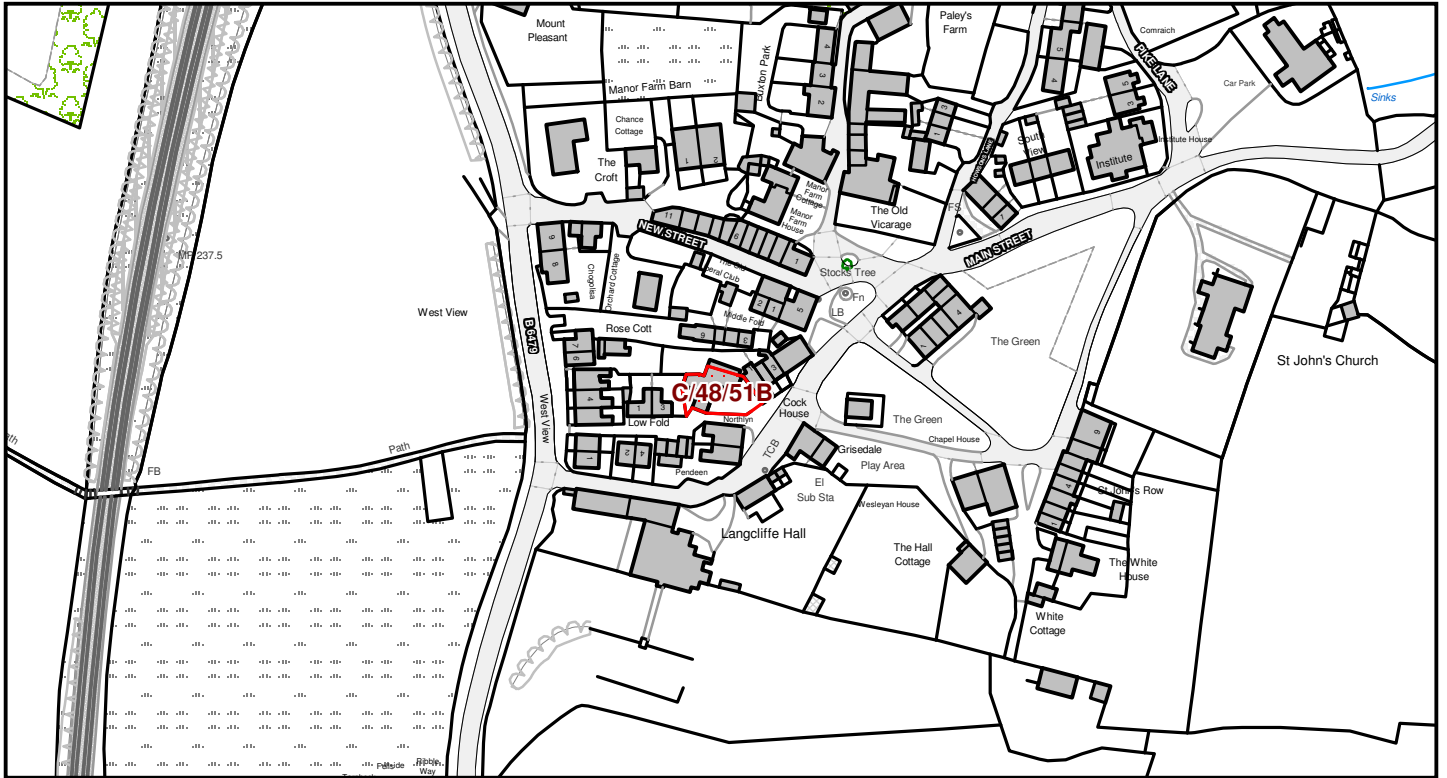
Yorkshire Dales National Park Authority

Application Code: C/48/51B

Committee Date: 13/08/2019

Location: The Barn, Low Fold, Langcliffe

02



FOR REFERENCE PURPOSES ONLY. NO FURTHER COPIES TO BE MADE

Schedule No:2

Application No:	C/48/51B	
District:	Craven	
Parish:	Langcliffe	
Applicant's Name:	Mr V Green,	
Grid Ref:	SD82146499	
Received by YDNP:	17/06/2019	Officer: Tim Davis

PROPOSAL: planning permission for demolition of existing porch and chimney; replacement of flat roof with cat slide roof on single storey at the rear; installation of metal balustrade to balcony and 4 No. rooflights and a flue to the roof; creation of two new openings in existing studio; re-instatement of cart entrance in timber & glass; replacement of windows, doors, guttering & downpipes; and reconfiguration of internal layout

LOCATION: The Barn, Low Fold, Langcliffe

CONSULTEES

Langcliffe PC

Object to the proposal on the basis that glazing on the front elevation would introduce a negative modern feature to the traditional neighbouring building design, and would impose a visual impact on the historic village.

Trees & Woodlands

No objections.

Wildlife Conservation Officer

No objections (subject to a condition restricting works to after the bird nesting season). Bearing in mind this is a householder application and, therefore, only about £100 notional value enhancement is justifiable under Policy W2, the installation of two durable bird boxes (e.g 'woodcrete' or similar) would suffice.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

W1(15) - Wildlife sites, species and networks

W2(15) - Biodiversity enhancement

W3(15) - Protecting trees, hedgerows and walls

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

Schedule No:2

REASON FOR COMMITTEE CONSIDERATION

The Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

APPLICATION SITE

The application site is a detached residential property known as 'The Barn' (formerly 'The Cooperative Barn') located within the settlement of Langcliffe. The Barn is a former agricultural barn that was converted to a dwelling following a planning application in 1967. The building is set back from Main Street and located approximately 45m east of the B6479.

PROPOSAL

The proposal forms part of an extensive restoration project affecting both the interior and exterior of the building. Permission is sought to remove the porch and chimney stack and enlarge the central opening on the principal elevation. Existing windows are to be replaced with new timber windows painted 'Farrow & Ball French Grey' with two new openings formed in the ground floor studio. Three new rooflights would be added (the proposed rooflight on the principal elevation has been omitted from the amended plans), rainwater goods replaced, a new flue installed on the rear elevation and a forged metal balustrade added to the first floor balcony. The proposal also includes replacing the existing flat roof extension with a catslide roof finished with local natural slate.

RELEVANT PLANNING HISTORY

YD/SE/664 – Planning permission to convert the Cooperative Barn into a dwellinghouse (approved 1967);

YD/SE/664A – Approval of detail for the conversion of the Cooperative Barn into a dwellinghouse and garage accommodation (approved August 1971);

YD5/48/51 – Full planning permission for first floor and porch extension to a dwellinghouse (refused February 1984);

YD5/48/51A – Full planning permission for erection of a porch to the front of the dwellinghouse (approved April 1989).

KEY ISSUES:

- impact on character and appearance of the building
- impact on a designated heritage asset
- impact on protected species
- impact on trees
- parish council comments

IMPACT ON CHARACTER AND APPEARANCE OF THE BUILDING:

The Barn is a detached stone built building set back from Main Street within the settlement of Langcliffe. Following its conversion to a dwellinghouse, the building has been subject to a number of unsympathetic alterations including both front and rear extensions and the addition of a domestic style porch and windows. As a result, the building's original agricultural character and appearance has been lost.

Existing windows and doors would be replaced with new timber units painted 'French Grey' whilst the studio and catside roof would be completed in local natural stone. The existing porch would be replaced with a larger glazed area, which simultaneously references the

Schedule No:2

original cart entrance on this elevation and provides natural light into a light-well serving both the ground and first floor. Following concerns raised by the Parish Council over the extent of glazing on the principal elevation, the scheme has been amended to reduce the opening by 300mm. The replacement of the flat roof extension with a more traditional catslide roof would ensure the rear of the building is more in keeping with local building traditions.

Overall the works would improve the appearance of the building, which at present does not make a positive contribution to its immediate landscape setting. With reference to the glazing on the principal elevation, the Yorkshire Dales Design Guide notes in section 4.1.3 that 'alterations to dwellings present an excellent opportunity to introduce contemporary designs and materials, even on traditional buildings'. The proposed works are considered consistent with the approach. Two existing Cypress trees would be removed from the front of the building and replaced with a single native species Birch tree, which would partially break up views of the front of the building when viewed from the road.

IMPACT ON A DESIGNATED HERITAGE ASSET:

The Barn is located within the Langcliffe Conservation Area. Policy L1 of the Local Plan (2015-2030) notes that development proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority with respect to any buildings or land in a Conservation Area to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

In this instance, The Barn does not currently make a positive contribution to the character of the Conservation Area due largely to the impact of unsympathetic alterations since its conversion. The proposed development would improve the appearance of the Barn and enhance the appearance of its immediate landscape setting.

The proposal is, therefore, considered consistent with the requirements of policy L1 and the aforementioned legislation.

IMPACT ON PROTECTED SPECIES:

A swift nest has been identified on the east elevation of the barn, which could be affected by the proposed works. Nesting birds are legally protected and the Authority's Wildlife Conservation Officer has recommended that any decision to approve the application include a condition to restrict works until after bird nesting season in accordance with policy W1 of the Local Plan.

Two durable bird nest boxes can be installed externally on the building in accordance with policy W2 of the Local Plan. No objections have been raised by the Authority's Wildlife Conservation Officer.

IMPACT ON TREES:

The proposal includes the removal of two trees, which are protected from unauthorised works being situated in the Conservation Area. The Authority's Trees and Woodlands Officer has no objection as the trees are non-native species and will be replaced by planting a Birch tree.

Schedule No:2

PARISH COUNCIL COMMENTS

Langcliffe Parish Council is opposed to the proposal on the grounds that the glazing on the front elevation 'would introduce a negative modern feature' to the traditional building design and would 'impose a visual impact to this traditional village'.

The applicant has subsequently amended the scheme to reduce the height of the glazed opening by 300mm. As noted above, this element of the scheme is considered consistent with the advice in the adopted Design Guide and the design requirements of policy SP4.

ANALYSIS OF MATERIAL CONSIDERATIONS

The proposed development forms part of a restoration project that would improve the overall appearance of the building by removing some of the unsympathetic alterations completed previously. The works are, therefore, considered consistent with policies SP2, SP4 and L1 of the Local Plan (2015-2030). The necessary ecological mitigation can be secured by condition consistent with policies W1 and W2 and the impact on existing trees is consistent with policy W3.

RECOMMENDATION

It is recommended that permission is granted subject to conditions to include:

- Standard time limit
- Accordance with approved plans;
- Ecological mitigation;
- External timber colour.