

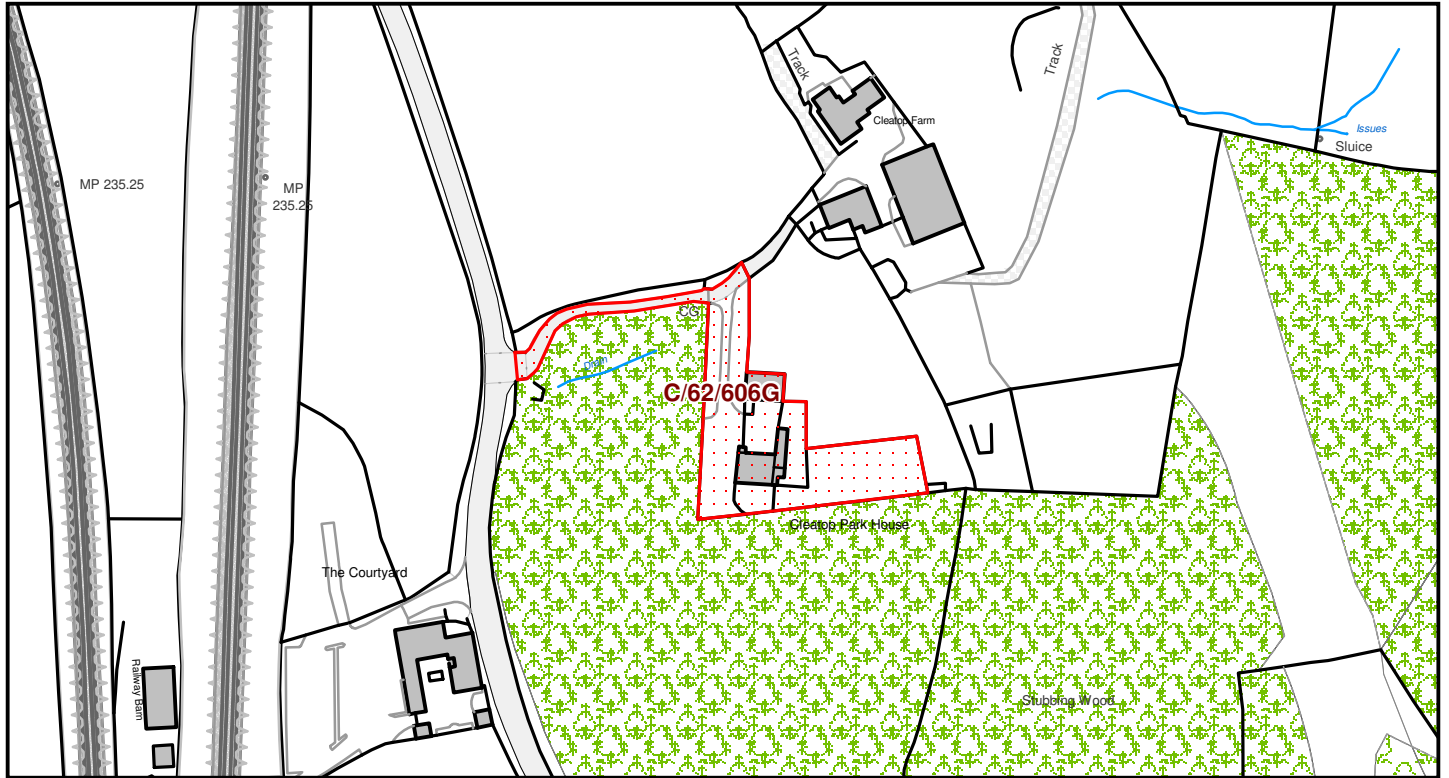
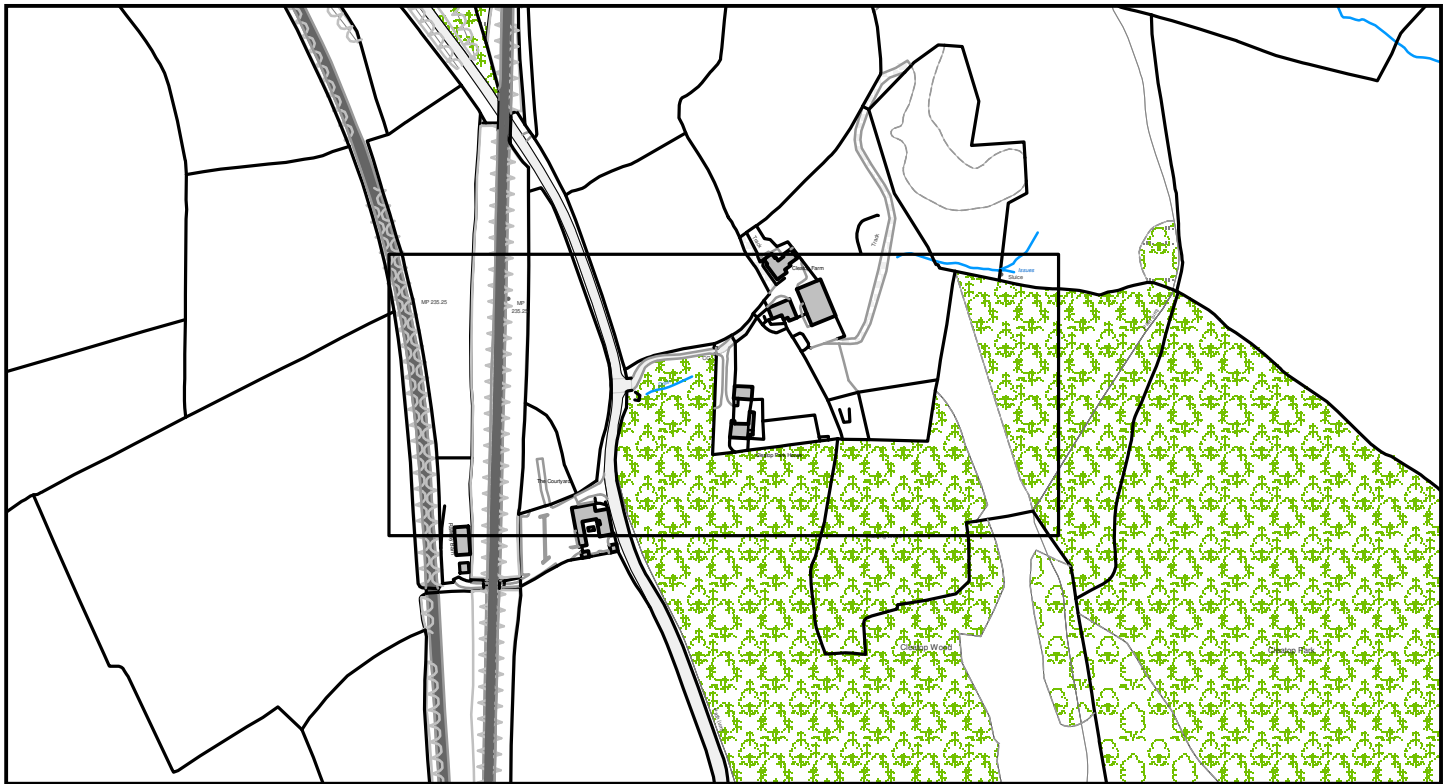
Yorkshire Dales National Park Authority

Application Code: C/62/606G

Committee Date: 11/06/2019

Location: Cleatop Park, Settle

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Application No:	C/62/606G
District:	Craven
Parish:	Settle
Applicant's Name:	Mr A Morrell,
Grid Ref:	SD81526145
Received by YDNP:	15/03/2019
	Officer: Wendy Thompson

PROPOSAL: full planning permission for conversion of barn for part use as a holiday let; part as private garage and artists studio for owners use

LOCATION: Cleatop Park, Settle

CONSULTEES

Settle TC	Not received.
Wildlife Conservation Officer	There is evidence in the submitted bat report of low level bat usage. The applicant's ecologists recommend that ridge tiles are incorporated into the roof to provide roosting opportunities for bats which is acceptable subject to confirmation of specific details.
Highways North Yorkshire Chief Technical Officer	There are no local highway authority objections to the proposed development. Makes the following comments: 1) Structural engineers report for the roof stability as there is ridge purlin sag. 2) The site is in an area of high rain fall and a drainage statement would be of benefit to offer comfort to the planning authority that SW drainage is not going to be an issue. In addition the location of the FW treatment package or foul connection should be confirmed.
United Utilities Water Ltd Senior Listed Building Officer	Not received Although included as part of the curtilage of the main listed building (Cleatop House) rather than being listed in its own right, it is clear that the barn is of high historic significance, and its character contributes towards the overall character of the listed building.
Fire & Rescue Service Trees & Woodlands	No objection/observation to the proposed development. A tree care plan to ensure that the nearby trees are not affected by the proposed works are required.
CEHO Craven	The historical use of the agricultural building could have led to some potential contaminated land issues. The proposal is to introduce a sensitive receptor to the site and this must be taken into account. However any

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potential contamination is likely to be isolated, in order to ensure any potential risk is suitably addressed, a condition relating to the reporting of unexpected contamination is suggested.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

L2(15) - Conversion of traditional building - acceptable uses

L3(15) - Conversion of traditional buildings - building treatment

W1(15) - Wildlife sites, species and networks

W2(15) - Biodiversity enhancement

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION

This application is reported to the planning committee as the Head of Development Management considers it in the best interests of the National Park Authority that the application is considered by the Committee.

APPLICATION SITE

This application relates to Cleatop Park Barn to the east of Settle. The barn is an outbuilding associated with Cleatop Park House, a Grade II listed building and the barn is listed in association with it. The barn is sited approx. 80m from the A65 and is sited within a courtyard of outbuildings forming the group at Cleatop Park. It is accessed by a private, concrete drive from the main road.

There is an associated application for listed building consent also reported on this agenda.

The barn is a mid 18th century stone built barn, which has been extended in two phases. It is built of random rubble stone with a stone slate roof and has several door and window openings in it. There is a 1 ½ storey lean to extension on the eastern side and a single story lean-to running across the width of the whole building to the rear (north). To the rear of the barn is a field owned by the applicant and grazed with sheep.

PROPOSAL

Planning permission is sought to convert the barn into a holiday let and private garage. The proposal has been amended significantly from the original scheme, which also sought the further extension of the building by adding a heavily glazed artist's studio on the east elevation. The scheme has been submitted following extensive negotiations and the studio has been removed and several new windows and rooflights have also been removed. The proposed scheme now uses existing door and window openings, and an existing glass slate will be replaced with a small, conservation grade roof light. Internally, the building would see the creation of a sitting room, kitchen-diner, store and WC on the ground floor

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and a bedroom and bathroom on the first floor. A garage / workshop is proposed in the eastern lean-to and this is to be extended by removing the rear wall of that part of the building to create a longer garage. The door will also be widened slightly and new side hung timber doors are proposed.

A small area of curtilage will be created to the north of the building which will be a small patio area bounded by a dry stone wall. Parking for the barn will use the existing parking area for the house, and there is an existing electricity and water supply to the building.

RELEVANT PLANNING HISTORY.

C/62/606B - Full planning permission for conversion of existing outbuilding to create holiday accommodation – Withdrawn 25/06/2015

C/62/606C/L.B - Listed building consent for conversion of existing outbuilding to create holiday accommodation – Withdrawn 25/06/2015

C/62/606D - Full planning permission for conversion of existing outbuilding to create holiday accommodation – Withdrawn 27/07/2017

C/62/606E /L.B - Listed building consent for conversion of existing outbuilding to create holiday accommodation – Withdrawn 27/07/2017

C/62/606F/L.B - Listed building consent for re-roofing of building – Approved 24/04/2017

KEY ISSUES

- The principle of the development
- The impact on the character and appearance of the barn as a listed building.
- The impact on highways
- The impact on ecology

THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (National Planning Policy Framework 2019 2018) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. It directs planning authorities to avoid the development of isolated homes in the countryside unless certain circumstances apply. The circumstances listed include - "the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets" and "the development would re-use redundant or disused buildings and enhance its immediate setting."

The Yorkshire Dales Local Plan (2015-30) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its landscape has the capacity to absorb them.

Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are considered to be 'heritage assets' despite not being designated. Proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated heritage assets will be treated as though they were designated for the purposes of the policy.

Policy L2 is a strategic spatial planning policy (i.e. it governs where development 'should go'). It allows traditional buildings to be changed to residential and employment uses in certain locations (in existing settlements, building groups, or suitable roadside locations). Intensive uses will not be appropriate in buildings that are isolated in the landscape and a change of use only allowed in isolated buildings where there would be no material

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alteration to the exterior of the building or its surroundings.

Policy L3 considers the details of the conversion works. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.

Cleatop Park barn is a traditional building for the purposes of Policies L1 and L2. For the purposes of applying Policy L1 of the Local Plan, the building is a Grade II listed building through its close association with the adjoining Cleatop Park House, and is therefore recognised as a designated heritage asset.

The barn is a traditional building within the existing building group of Cleatop Park which comprises a range of single storey outbuildings and the main house. It is sited outside of the development boundary of Settle and is approx. 1.5 miles from the town, but the barn is clearly within a building group, and its private access track is metalled and therefore meets policy L2 in principle.

IMPACT ON THE HERITAGE SIGNIFICANCE OF THE LISTED BUILDING.

The barn is a traditional stone built former agricultural building, which forms one side of a three sided courtyard at Cleatop Park. It is in good structural order although further details are awaited in relation to a structural report in relation to the roof purlins. There is an extant listed building consent approval for the re-roofing of the rear roof slope of the extended part of the building.

The building is fortunate in that it has several openings and these will be used to create windows and doors. As a result, no new openings are proposed.

Internally, the existing layout of the barn informs the proposed arrangement of the rooms. The existing cobbles in parts of the building will be retained in-situ and the timber cattle boskins will be moved into the kitchen - dining room.

A small curtilage area is to be created to the rear of the barn into an existing field. This would be bounded with a dry stone wall and would include a paved area. This area would measure 5.0m x 4.5m. The parking provided for the barn is in an existing parking area adjoining the main house.

It is considered that the minimal alterations to the barn would retain the historic character and appearance of the building and would conserve its historic significance. It would not cause harm to the adjoining listed buildings and would accord with Policies L1 and L3 of the Yorkshire Dales Local Plan (2015-2030).

HIGHWAY SAFETY

The earlier applications for the conversion of the barn in 2015 and 2017 were withdrawn owing to the Highway Authority recommending that the application be refused because serious concerns with the visibility at the access with the A65. In this case however, the Highway Authority now comments that the visibility is acceptable and there is no objection. The scheme accords with Policy SP4 (k).

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IMPACT ON ECOLOGY

A bat site scoping survey has been submitted with the application which concludes that the building has low level bat usage. As a result, the use of specialist ridge tiles are to be incorporated into the roof to provide roosting opportunities. It is considered that, subject to details, this method of biodiversity enhancement is acceptable and the scheme complies with Policies W1 and W2 of the Local Plan.

PARISH COUNCIL COMMENTS

Settle Parish Council has not commented on this application.

ANALYSIS AND MATERIAL CONSIDERATIONS

It is considered that the conversion of the barn to form a holiday cottage would be acceptable in principle, in accordance with Policies L1, L2 and L3 of the Yorkshire Dales Local Plan (2015-2030). The proposal would retain the traditional character of the barn and its conversion would not harm the heritage significance of the building as a listed building. It is therefore considered that the proposed development would be acceptable and would accord with policies SP1, SP2, SP4, L1, L2, L3, W1 and W2 of the Local Plan and guidance contained within the National Planning Policy Framework 2019.

RECOMMENDATION

It is recommended that planning permission is granted subject to a legal agreement restricting occupancy of the barn to a holiday let, and to conditions to include the following:

- 1) Standard time limit
- 2) Accordance with approved plans
- 3) No sandblasting
- 4) Approval details:
Pointing, windows and doors (including recess), external door details, roof lights, rainwater goods, flues and vents, boundary treatments, bin storage, surface treatment.
- 5) Restriction on external lighting
- 6) Protected species mitigation and biodiversity enhancements
- 7) Tree protection
- 8) Removal of permitted development rights
- 9) Any contamination to be reported