Yorkshire Dales National Park Authority

Application Code: R/07/59B
Committee Date: 12/03/2019
Location: Little Barn, West of End House, High Fremington

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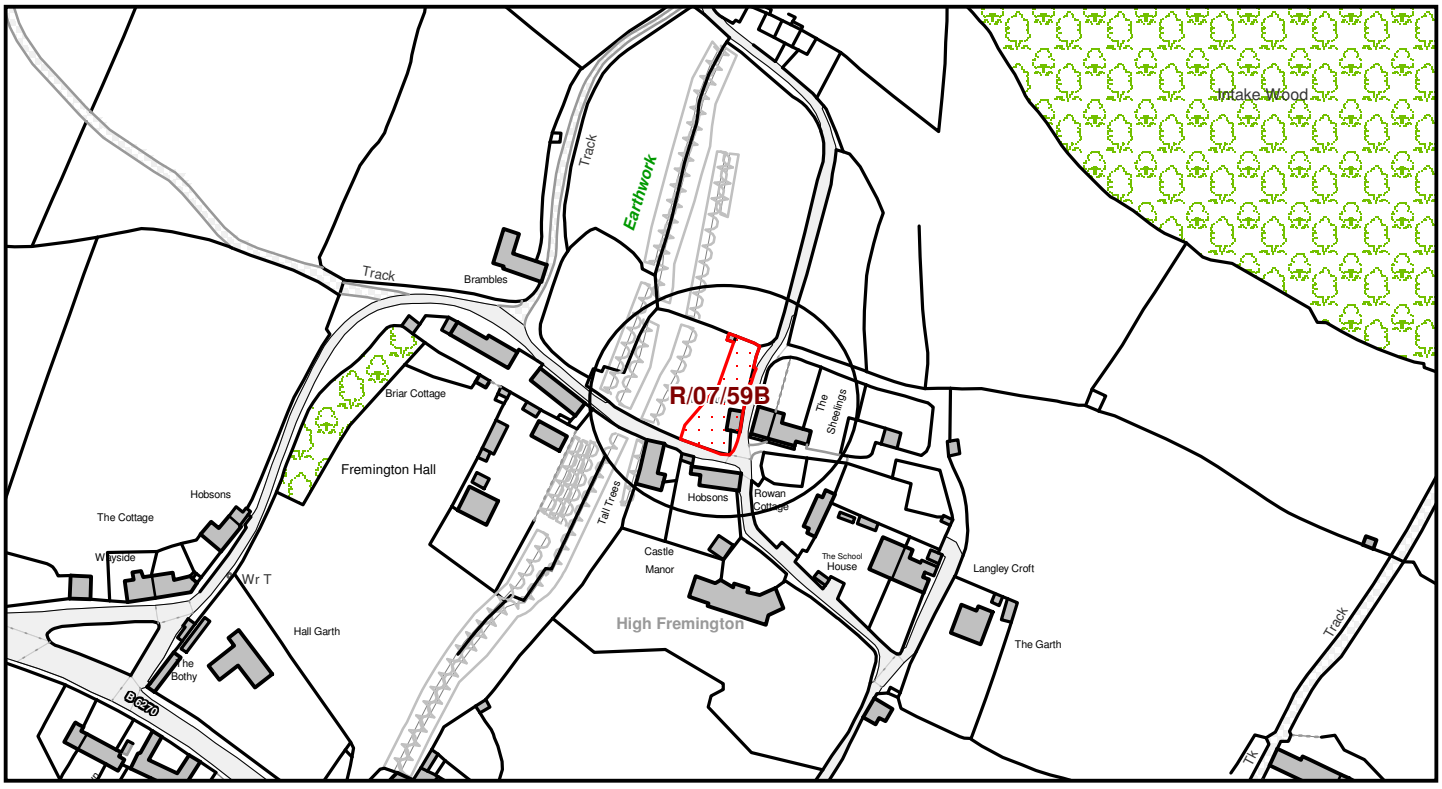

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Schedule No:2

Application No:	R/07/59B		
District:	Richmondshire		
Parish:	Reeth Fremington Healaugh		
Applicant's Name:	Mr P Catchpole,		
Grid Ref:	SE04679911		
Received by YDNP:	01/11/2018	**Officer:**	Tim Davis (North)

PROPOSAL: **full planning permission for conversion of barn to local occupancy dwelling and erection of single storey extension**

LOCATION: **Little Barn, West of End House, High Fremington**

CONSULTEES

Reeth, Fremington & Healaugh PC	No comments.
Reeth and Arkengarthdale Ward	No comments.
Highways North Yorkshire	Recommends that planning permission is refused due to insufficient visiblity splay.
North Yorkshire Building Control	No comments.
CEHO Richmondshire DC	No objections.
Wildlife Conservation Officer	The application is accompanied by a 'Bat Survey Report' that identifies the barn as containing a roost site used by small numbers of Natterer's Bat. The mitigation method statement found in section 9 of the Report is considered suitable. In terms of biodiversity enhancement, the incorporation of bird nesting boxes (two durable sparrow terrace bird boxes e.g. type 1SP Schwegler 'woodcrete' box) into walls would be welcome. A condition requiring a prior check for nesting birds would be helpful if it is thought that development might start during the bird nesting season. Informative notes concerning bats and nesting birds ought to be added to any planning certificate or decision notice that is issued.
Area Ranger (Swaledale & Arkengarthdale)	No objections.
Senior Listed Building Officer	The heritage statement is very sparse and includes no photos. The building seems to be shown on the mid-C19 map; its fabric does not suggest that it is older than C19. The proposed site plan – car parking, changes to boundary walling, paving – is too intrusive, and should

	be the minimum intervention possible. Considering the small size of the barn, one car park space would seem sufficient.
Trees & Woodlands	No objections to the removal of trees. Ideally would like to see a landscaping plan showing where replacement trees will be planted.
Senior Historic Environment Officer	The heritage statement does not mention of the Fremington Dyke, which should be treated as a nationally important heritage asset under NPPF guidance. Whilst we know a little about the earthwork, we have no understanding of what features may have lain adjacent to the Dyke. Preferably, any development at this location would be subject to pre-determination archaeological evaluation. The amended scheme is significantly less damaging to the dyke than the previous version. The scheme as proposed does cause some impact on earthworks adjacent to the barn, and comes close to the eastern extent of the Dyke earthworks. Importantly the curtilage of the building has been removed from much of the field containing the dyke, and because of this the visual impact on the monument should be significantly less than was the case in the initial proposal. The developer should be made aware that, if consented, this application would require a significant conditioned archaeological excavation and recording exercise, involving prior trenching over all areas where ground intrusion is proposed.

PUBLIC RESPONSES

Six letters of objection have been received. The following issues have been identified as causes for concern:
- Impact on highway safety;
- Impact on neighbour amenity, particularly loss of privacy and overlooking;
- Impact on the character and appearance of the barn's setting;
- Impact on earthworks associated with Fremington Dyke;
- The small size of the barn and its suitability for conversion.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

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

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

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION
In the opinion of the Head of Development Management it is in the best interests of the

National Park Authority that the application is considered by the Committee.

APPLICATION SITE
The application site is a small agricultural barn located at High Fremington. The barn is a simple two-storey building constructed of local stone with a pitched roof of stone slate. It is sited on the eastern edge of a small field with its east (principal) elevation directly abutting the public highway. There are two large openings on the east elevation and smaller openings on the north and south facing gables. Residential properties are located directly east ('Frog House') and south ('Hobsons') of the barn on the opposite side of the road. The building is located within the Fremington development boundary and the Swaledale & Arkengarthdale Barns & Walls Conservation Area.

PROPOSAL
The proposal is for conversion of the barn to form a 1 bedroomed local occupancy dwelling. It is proposed to erect a single storey lean-to extension on the north gable, which would be finished in local natural stone and stone slates to match the rest of the building. Existing openings would be made use of together with the addition of one small ground floor opening on the west elevation and two conservation style rooflights. A new access would be formed from the public highway north of the barn with a parking area for one vehicle. A small stone paved area would be sited immediately west of the barn and the site would be enclosed by a new drystone boundary wall. The proposal would also include instillation of one package treatment plant.

RELEVANT PLANNING HISTORY
YD/1/7/59 – alterations and extensions to and change of use of existing barn to form one dwellinghouse (refused 22/03/1979)
YD1/7/59A – conversion of an agricultural building to form a single dwellinghouse (refused 13/08/1992)

KEY ISSUES:
- principle of development
- impact on character and appearance of the barn and surrounding area
- impact on neighbour amenity
- impact on a designated heritage asset
- highway safety
- impact on features of archaeological significance
- wildlife

PRINCIPLE OF DEVELOPMENT
The revised National Planning Policy Framework (NPPF) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. To achieve this in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Great weight is given to the benefits of using suitable sites within existing settlements for homes and the development of land that is physically well-related to existing settlements should be encouraged where suitable opportunities exist.

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 have 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 (ie. 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 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.

As the building in question was constructed prior to the 20th century and has historical and architectural merit, it is considered to be a traditional building for the purposes of policies L1 and L2. The building has heritage significance deriving from its age and architecture, being a typical Dales farm building of the 19th century, and cultural significance as a local vernacular building. The building is not of equivalent significance to a listed building but is nevertheless considered to be a non-designated heritage asset. The building is located within the Fremington development boundary and immediately adjacent to the public highway. The building and its curtilage are also in close enough proximity to existing properties to be considered part of a building group. The proposal, therefore, complies with the locational criteria of policy L2.

IMPACT ON CHARACTER AND APPEARANCE OF THE BARN AND SURROUNDING AREA

The barn is a traditional Dales agricultural building likely dating to the early-mid 19th century. The barn is a good example of a small stone built combination barn within the Conservation Area.

Public views of the building are limited to short views from the public highway within High Fremington and the nearby public right of way. The barn looks to be in sound structural condition and no rebuilding is proposed as part of the conversion. A small lean-to extension is proposed on the north gable, which would measure approximately 5m by 2.5m with a maximum height of approximately 3m when viewed from the road and would be completed in natural stone with a stone slate roof. The size of the extension is not considered significant and its simple form is consistent with extensions characteristic of traditional agricultural buildings. This aspect of the proposal is considered acceptable in accordance with policy L3. One small new opening is proposed for the west elevation of the building together with 2 conservation rooflights. The new opening mimics the existing opening on the south gable and is considered sympathetic to the character and appearance of the building and consistent with policy L3.

The barn is located on the eastern edge of a small agricultural field that forms a distinctive visual element of High Fremington. Further to amendments to the scheme, the proposed

area for development has been substantially reduced and now includes a small stone paved area west of the barn and a parking area for one car north of the barn. A new drystone boundary wall would be erected around most of the site to contain features associated with the residential use of the barn thereby maintaining the agricultural character and appearance of the rest of the field. It should be noted that the barn is not an isolated structure within its immediate landscape setting and is already viewed within the context of the surrounding settlement. Consequently, the barn's immediate setting has capacity to accommodate the proposed alterations to both the barn and its curtilage without adversely affecting its immediate landscape setting in manner consistent with policy L3.

Some excavation would be necessary immediately west of the barn to create a level site for the proposed paved area. Access from the public highway would be via a new access north of the barn. This would involve setting a section of the boundary wall (measuring approximately 10.6m) back from the highway to improve visibility. Power in High Fremington is provided by overhead lines taken from a single pole. The supply for the barn would also be overhead from the same pole.

It is recognised that the proposal would introduce a degree of domestication into a site that currently exhibits a largely agricultural and undeveloped character. However, the proposal is relatively small in scale and, further to amendments to the scheme, is not considered to adversely affect the immediate setting of the barn. It should be noted that the wider landscape impact of the proposal is negligible given the lack of public views from longer distances.

IMPACT ON AMENITY OF NEIGHBOURS

The barn is in close proximity to the neighbouring property 'Frog House', which is located on the opposite side of the road at a distance of approximately 3.9m. Two large openings are located on the east elevation of the barn (at ground and first floor level) and one small opening on the west gable of Frog House. Concerns were raised about the impact on neighbours' privacy, particularly given the large areas of glazing originally proposed by the applicant.

Consequently, the scheme has been amended to include much smaller areas of obscure glazing in the east elevation of the barn thereby limiting the impact on neighbour amenity. The area of glazing at first floor level has also been separated by vertical timber partitions, which would further help to limit the feeling of being overlooked. It should also be noted that Frog House is currently used as a holiday let and would likely, therefore, be unoccupied for periods of the year. Equally, the small opening of the west gable of Frog House serves a very small section of dining area. Consequently, there is unlikely to be any significant loss of privacy that would prove harmful to the overall enjoyment and use of Frog House.

Concerns have been raised regarding the proximity of the package treatment plant to neighbouring properties to the south ('Tall Trees' and 'Hobsons'). Of particular significance is the proximity of associated pipework that would discharge effluent from the package treatment plant and the possible implications for neighbour amenity. In this instance, the proposal is for a Klargester BioDisc treatment plant to be installed, the effluent of which would not require secondary treatment via a drainage field or mound. Consequently, Building Control has confirmed that the discharge only needs to be 10m away from neighbouring properties. The submitted plans show this can be achieved.

IMPACT ON A DESIGNATED HERITAGE ASSET

The barn is located within the Swaledale & Arkengarthdale Barns & Walls Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on planning authorities in that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" when it considers proposals for development in a Conservation Area. Similarly, proposals affecting a designated heritage asset will only be permitted where they conserve or enhance its significance in accordance with policy L1 of the Local Plan (2015-2030).

In this instance, given the proximity of the barn to surrounding buildings, it is considered that the proposed dwelling and its curtilage would relate appropriately to the existing settlement and immediate landscape setting. Further to amendments to the scheme, features associated with the domestic use of the barn and its curtilage would be limited to the area immediately adjacent to the barn thereby preserving the character and appearance of the rest of the field. The proposed treatment of the barn itself is also considered sensitive to the traditional character of the building. The impact on the wider landscape setting of the barn would be negligible.

It is considered that the proposal would result in a neutral impact on the Conservation Area. The proposal is, therefore, considered acceptable with regard to policy L1 and the aforementioned legislation. It should also be noted that the proposed use of the barn would safeguard its longer-term future thereby preserving its contribution to the immediate landscape.

HIGHWAY SAFETY:
The proposal would result in a new access from the public highway to the north of the barn. Plans submitted with the application show that a visibility splay of 2.4m x 14m could be achieved. The Highways Authority has been consulted and has recommended the application is refused since the required visibility splay of 120m cannot be achieved (based on a 40mph speed limit).

Whilst the speed limit is designated at 40mph it should be noted that the actual speeds close to the barn are likely to be considerably slower given how narrow the road is. A speed survey was completed in the road immediately south of the barn, which measured the prevailing speed of 11-12mph in either direction with a maximum speed of no more than 21mph. Whilst the speed survey was not conducted in the exact location of the proposed access, and does not, therefore, provide a wholly accurate assessment, it is still useful since it provides an indicative assessment of the likely speeds around the barn, which are considerably slower than 40mph.

It should also be noted that the road serves only two other residential properties north of the barn and that vehicular traffic would, therefore, be relatively light. The road is also used by cyclists, walkers and farm vehicles. However, the likely level of traffic and its seasonal nature (particularly with regards to walkers and cyclists) means that any impact would not be sufficient to warrant refusal of the application.

It is considered that despite recommendations to the contrary from the Highway Authority, that the proposal is acceptable with regard to its impact on highway safety and, therefore, consistent with policy SP4.

A new access from the highway has been proposed south of the barn, which would increase the visibility splay that could be achieved. However, this would involve excavation of land that would prove harmful to earthworks associated with Fremington Dyke, which

would be inconsistent with policy L1.

IMPACT ON ARCHEOLOGICAL REMAINS
The barn is located to the east of Fremington Dykes and associated earthworks. Whilst the Dyke is not scheduled as an ancient monument, it is considered of very high significance. Policy L1 states that development proposals affecting undesignated heritage assets that are demonstrably of equivalent significance to designated assets will be determined in accordance with the policy for designated assets. Development proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance.

In this instance, the red site area has been amended to ensure that development is contained within the eastern part of the field away from the Dyke thereby ensuring that development would conserve its significance.

Concerns have also been raised about the impact of excavation necessary to install the package treatment plant and associated pipework. The Authority's Senior Archaeologist has commented that we have no current understanding of what features may have lain adjacent to the Dyke and earthworks and that development in this location would preferably be subject to a pre-determination archaeological evaluation. However, it is recognised that the proposed works are currently a sufficient distance from the Dyke and earthworks themselves to ensure their significance is conserved and that to require a pre-determination evaluation would, therefore, be difficult to justify. A condition requiring a written scheme of investigation (detailing the nature and scope of proposed excavation and the measures necessary should features of significance be uncovered) is recommended. This approach has been considered by the Authority's Senior Historic Environment Officer and no objections have been raised.

IMPACT ON WILDLIFE
A Bat Survey has been submitted with the application that identifies the barn as containing a roost site used by small numbers of Natterer's Bat. Section 9 of the Survey recommends the installation of a bat box on a nearby tree prior to the commencement of works, which would act as a receptor site for bats found during the works. It is also recommended that bat tubes are installed on both gable ends of the barn to mitigate for the loss of bat roost sites. The Survey has been considered by the Authority's Wildlife Conservation Officer and no objections have been raised provided that the recommendations are complied with. This would be secured by condition. This aspect of the proposal is considered acceptable in accordance with policy W1.

In terms of biodiversity enhancement, the incorporation of two durable swallow terrace bird boxes (e.g. type 1SP Schwegler 'woodcrete' box) is recommended. This would be secured by condition and is considered consistent with policy W2.

PARISH COUNCIL COMMENTS
No comments have been received.

ANALYSIS OF MATERIAL CONSIDERATIONS
The proposed barn conversion is considered acceptable in principal in accordance with policy L2. Further to amendments to the scheme, the proposal is also considered acceptable with regard to its impact on the character and appearance of the building and its setting with a Conservation Area and neighbour amenity. The proposal is not considered to prejudice highway safety to a degree that would warrant refusal of the application and

sufficient precautions have been taken to ensure the significance of Fremington Dyke and earthworks is conserved. The proposal is, therefore, considered consistent with policy L1. Suitable precautions and recommendations have been made with regard to protected species and biodiversity enhancement to ensure consistency with policy W1 and W2.

RECOMMENDATION

It is recommended that permission is granted subject to a legal agreement restricting occupancy of the barn to a local occupancy dwelling and conditions to include the following:

1.Standard time limit
2.Accordance with approved plans
3.No sandblasting
4.Materials of the lean-to to match the existing building
5.Approval of/compliance with details:
- pointing
-Rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, boundary treatment, car parking
6. Restriction on external lighting
7. Biodiversity mitigation requirements and enhancements
8.Removal of permitted development rigts
9. Written scheme of investigation regarding excavation and archeology
10. Domestic curtilage limited to area within boundary wall
11. Photographic record of barn.

INFORMATIVE
Awareness of nesting birds/bats