

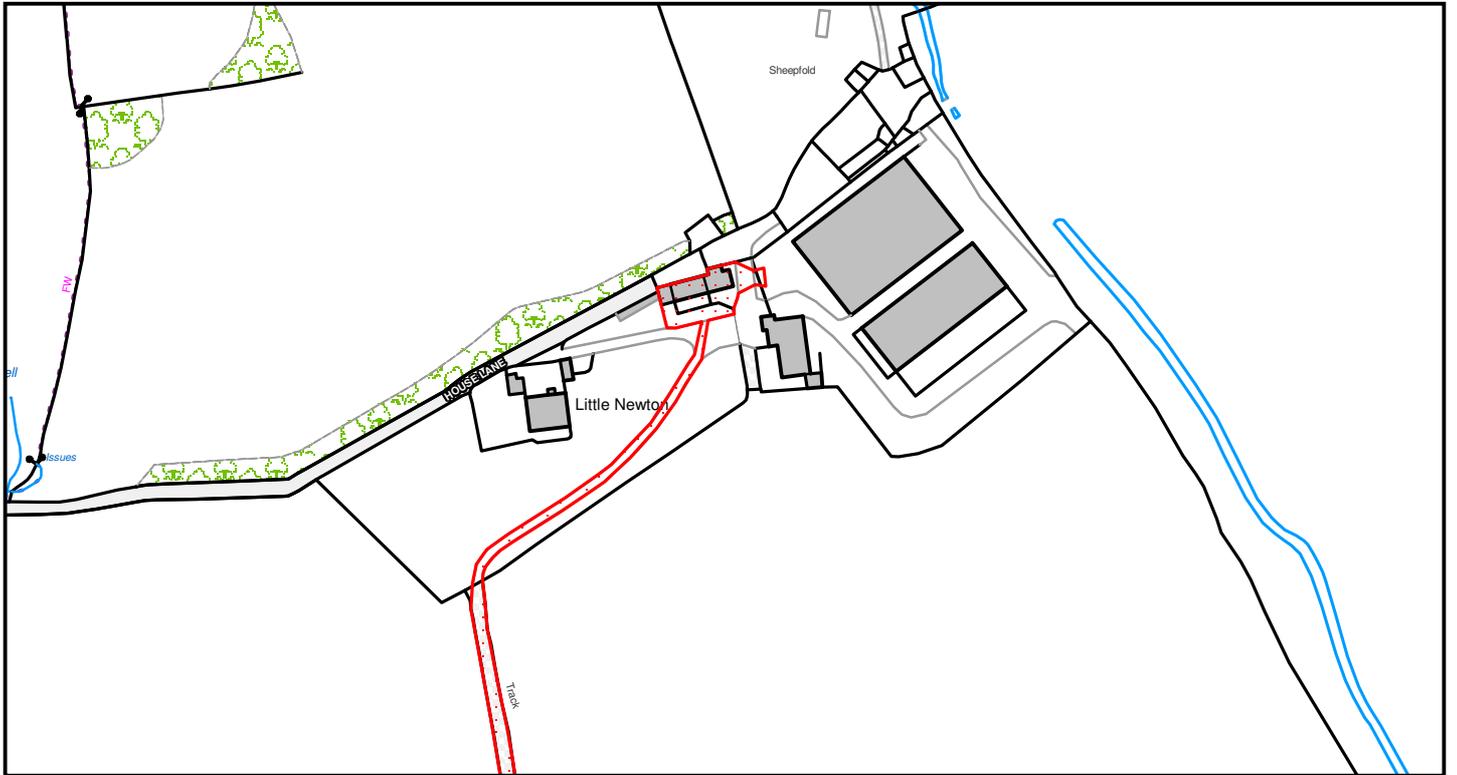
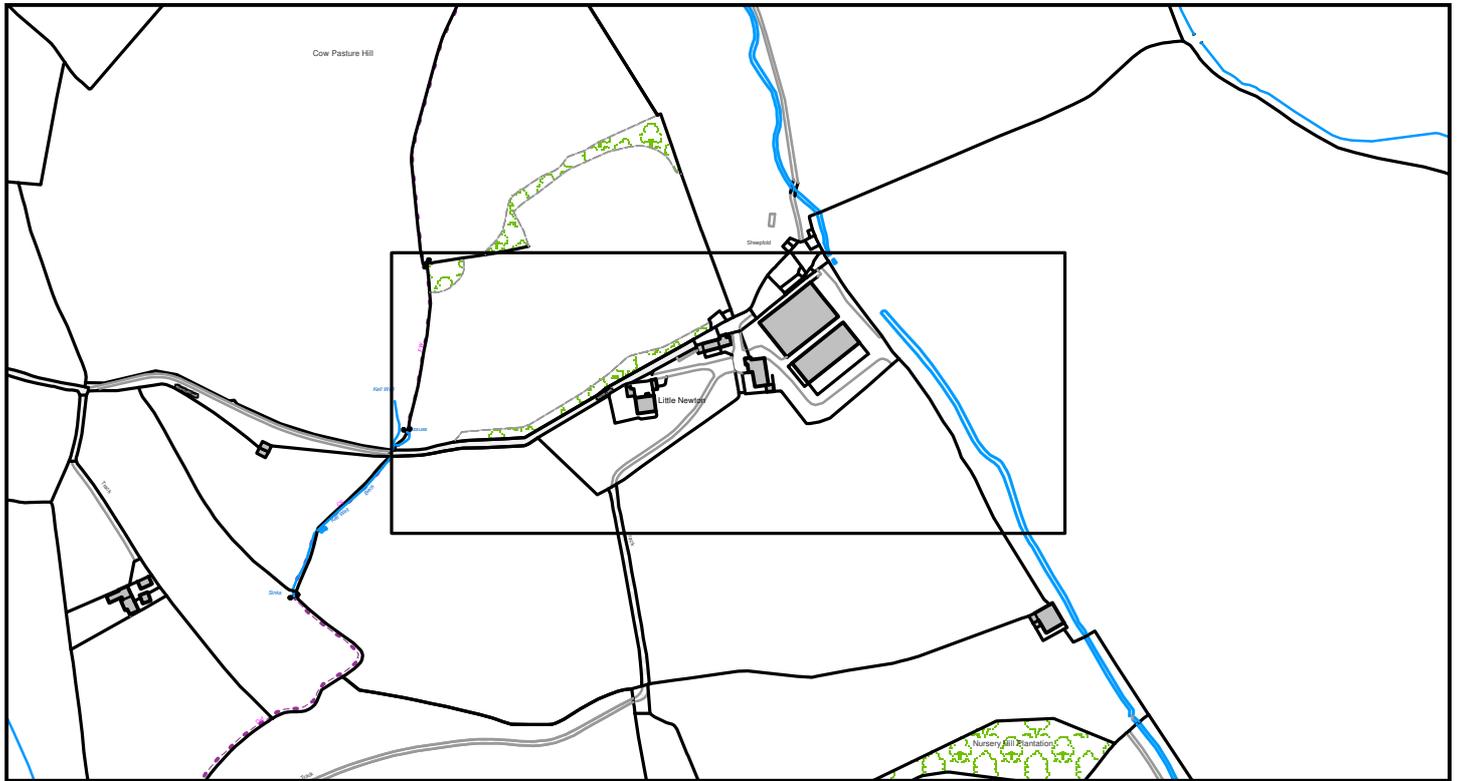
Yorkshire Dales National Park Authority

Application Code: C/42/601G

Committee Date: 11/06/2019

Location: Little Newton, Hellifield, Long Preston

02



FOR REFERENCE PURPOSES ONLY. NO FURTHER COPIES TO BE MADE

Schedule No:2

Application No:	C/42/601G	
District:	Craven	
Parish:	Hellifield	
Applicant's Name:	W Stapleton & Son	
Grid Ref:	SD85075770	
Received by YDNP:	07/03/2018	Officer: Katherine Wood

PROPOSAL: full planning permission for conversion of barn to form a four bedroom local occupancy dwelling or holiday let; installation of package treatment plant and creation of car parking area

LOCATION: Little Newton, Hellifield, Long Preston

CONSULTEES

Hellifield PC	The Parish Council has no objections to the planning application and would like to see the redundant building being restored and made use of once again and support the diversification proposal.
Highways North Yorkshire	The Local Highway Authority has recommended refusal of the application if access is proposed via Church St/Back Lane in Long Preston, as the lane is inadequate.
Chief Technical Officer	Recommends a structural engineers report. Comments on the poor access, foul water treatment and access for the fire service not relevant given that the access would be via Waters Side Lane.
United Utilities Water Ltd	The property is likely to be served by the existing water supply which is believed to be a spring. As the supply will serving two dwellings it will require a risk assessment carrying out before completion of works as well as sampling. An informative can be added to bring this to the applicant's attention.
Senior Listed Building Officer	Verbally confirmed that the proposed conversion works are acceptable subject to ensuring the submission of a detailed methodology for the structural works, in advance of any work to the building, detailing of the reopened windows, omission of unnecessary rooflights, details of all window and door details and recording of the building.
CEHO Craven	None received.
Fire & Rescue Service	Water supplies satisfactory. Access should be in accordance with the guidance prescribed in Approved Document B Volume 2 of The Building Regulations 2000.

Schedule No:2

**Area Ranger
(Lancashire,
Ribblesdale &
Malhamdale)**

Proposed development indirectly affects the PROW

**Wildlife Conservation
Officer**

From the survey accompanying the application, there are no obvious bat issues but there are some concerning nesting birds. Firstly there is evidence of a Barn Owl roost. Given that Barn Owls are faithful to roost sites and that these are sometimes used by generation after generation of owls, provision should be made within the converted building for Barn Owls. There are no proposals to compensate for the loss of Swallow nesting. Swallows are not Schedule 1 birds, nevertheless, there should be some provision. A condition will be needed requiring a prior check for nesting birds before works commence and there ought to be informative notes regarding bats and nesting birds added to any planning certificate issued.

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 is in the best interests of the National Park Authority that the application is considered by the Committee.

APPLICATION SITE

This application relates to a traditional stone building at Little Newton, Hellifield. The building comprises a former farmhouse dating to the late 17th century with a two bay barn added in the 18th century and a lean-to trap-house added in the 19th century. The eastern bays of the building have clear evidence of their former domestic function, including the chimney stack, large mullion windows, stone staircase and a fireplace. The building sits fairly centrally within a farm yard with the current farmhouse to the west and a large traditional barn to the east.

PROPOSAL

Schedule No:2

Planning permission is sought for the conversion of the building to a local occupancy dwelling or a short term holiday let. Internally accommodation would include a kitchen dining room in the barn with the living room and a snug in the former dwelling. The first floor would have four bedrooms and three bathrooms/en-suites. The end bay would be used as a garage/store/workshop. The proposed garden would be within the enclosed yard to the front with a small area to the rear of the building. Parking is proposed adjacent to the farmyard to the front.

RELEVANT PLANNING HISTORY

C/42/601A - Full planning permission for the conversion of existing agricultural buildings and outbuildings to form 2 holiday cottages at Little Newton, Hellifield. Withdrawn on the 12th December 2008.

C/42/601B - Full planning permission for the refurbishment and re-occupation of former residential dwellinghouse at Little Newton, Hellifield. Withdrawn on the 6th December 2006.

KEY ISSUES:

- the principle of the development
- impact on character and appearance of the building and surrounding area
- impact on neighbours
- highway safety
- ecology
- parish council comments

THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (NPPF) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. It advises that planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. The circumstances listed include - "where such 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 "where the development would re-use redundant or disused buildings and lead to an enhancement to the 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 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. 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

Schedule No:2

it's landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings. Alterations to the building and the creation of any new curtilage and highway access should be the minimum necessary and should be sensitive to the traditional character and appearance of buildings and not adversely affect the immediate or wider landscape setting of the building or any parts of the building with recognised significance.

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 its origins as a residential farmhouse, which was extended in successive phases until its conversion to a full agricultural use on the ground floor in the 19th century. The evidential value of the former door and window openings to the front elevation contribute to the significance of the building showing the successive changes to economic and farming circumstances. The building is not of equivalent significance to a listed building but is nevertheless considered to be an undesignated heritage asset of medium historic significance. The building has a close physical and visual relationship with several other buildings at Little Newton, including the current farmhouse, and a large traditional stone barn. The building is accessed via an established unsealed track serving the farm group. As the building is within a building group, it satisfies the locational requirements of Policy L2.

IMPACT ON CHARACTER AND APPEARANCE OF THE BARN AND SURROUNDING AREA

The building is in a relatively poor condition. There is a partial collapse at first-floor level on the front wall along the line of the original farmhouse gable. There is a distinct outward bulge in the wall, there are patterns of cracking on both gables reflecting the outward movement of the front elevation and the rear offshoot housing the staircase has become detached. The planning application as originally submitted included a structural engineer's report which recommended significant structural works including taking down and rebuilding the whole of the front wall of the former house. This would have conflicted with policy L3 e) which requires that buildings are capable of conversion requiring no more than minor structural work. Furthermore, much of the historic significance of the building is due to the evidential value of the windows and doors visible on this frontage, which would be lost if the front wall was rebuilt. An independent assessment of the building was commissioned, to consider whether there was a more conservation-led approach to stabilise the building and whether such an approach would attract additional costs for the applicant. This assessment concluded that the retention of the walls in situ would be achievable through employing special shoring systems to restrain the front wall in its existing position whilst the structural connections with cross walls and floors are reinstated and strengthened, together with specialist mechanical ties and new drainage systems to stabilise ground conditions. The surveyor also concludes that this strategy should be cost neutral for the applicant due to the savings in the cost of rebuilding. The applicant is agreeable to this strategy of converting the building and this would need to be subject to a pre-commencement condition requiring a methodology and detailed plans to show these structural works in detail.

The alterations proposed to the building are considered to be sensitive to the existing character and appearance of the building mainly using existing openings, reopening the blocked windows and retaining the internal layout of the former dwelling. A gable forking

Schedule No:2

hole would be lowered to provide an escape window for building regulation purposes. The lean-to would be sensitively reinstated with a recessed glazed front wall.

The proposed garden is contained in the enclosed yard serving the barn and as such will be largely screened from public view. Parking will be within a section of the current farmyard.

There are already overhead lines serving the farm complex, although they do not appear to serve the building. It is therefore recommended that any new lines serving the property are undergrounded which can be secured by a legal agreement.

It is therefore considered that the conservation-led structural works, the minimal alterations to the building and the setting would retain the historic significance and the character and appearance of the building, in accordance with policy L3 of the adopted Local Plan (2015 – 2030).

IMPACT ON NEIGHBOURS

The building is approximately 45 metres from the farmhouse at Little Newton. The building is sufficient distance from this property to avoid any loss of amenity to the occupants of the existing and the proposed houses, in accordance with policy SP4(n) of the adopted Local Plan (2015-2030).

HIGHWAY SAFETY

The proposed access would be via the existing farm access, which in turn is accessed via Waters Side Lane, an adopted road with good visibility onto the A65. The Highway Authority has initially recommended refusal of the application on the basis that they understand the development would be accessed via the narrow Back Lane, via Church Lane in Long Preston. The access to the site has been clarified with the Highway Authority and it is anticipated that they will be satisfied with the use of Waters Side Lane. Members will be updated at the Committee meeting. It is therefore considered that, unless the Highway Authority identifies concerns with the use of this access, the proposed access via Waters Side Lane would not prejudice highway safety in accordance with policy SP4(g) of the Local Plan.

IMPACT ON ECOLOGY

A bat and bird survey report accompanies the planning application which concludes that there are no bats or bat roosts associated with the building and the building has relatively low potential to support roosting bats. However, there is evidence that the building has been used by solitary roosting owls. The application includes a Barn Owl roost in the roofspace, with a roost hole in the gable. The report also concludes that there are likely to be active nesting Swallows in the ground floor undercrofts each spring and summer and the development would see the loss of these nesting sites. It is therefore appropriate to add a condition to require Swallow nesting boxes in compensation for the loss of these sites. A condition is also recommended to ensure that there is a prior check for nesting birds before works commence. Subject to securing Barn Owl and Swallow mitigation, it is considered that the proposed development would accord with policy W1 of the Local Plan.

Policy W2 of the adopted Local Plan (2015 - 2030) requires all new development that would have an impact on biodiversity to provide a proportionate on - site contribution to wildlife enhancement. This should be in addition to the mitigation requirements set out above. A proportionate level of biodiversity enhancement would equate to a minimum spend of £700 (as indicated in Table 7 of the Local Plan) which could include the provision

Schedule No:2

of multiple durable bird nesting boxes, in order to satisfy the requirements of policy W2 of the Local Plan. These bird boxes can be secured by way of a condition.

PARISH COUNCIL COMMENTS

The Parish Council has no objections to the proposed development and is supportive of the restoration of the redundant building.

ANALYSIS AND MATERIAL CONSIDERATIONS

It is considered that the conversion of the building to form a local occupancy dwelling or a holiday let would be acceptable in principle, in accordance with policies L1, L2 and L3 of the Local Plan. Subject to securing a detailed methodology for carrying out the structural works to the building through a conservation-led approach, the proposal would retain the historic significance of the building and the proposed alterations would retain the traditional character and appearance of the building and its setting. There would be no harm to residential amenity. The conversion works can be carried out to minimise the impact on nesting birds. Subject to confirmation from the Highway Authority, it is anticipated that the proposed development would not have an adverse impact on highway safety. It is therefore considered that the proposed development is acceptable and would accord with policies SP1, SP2, SP4, L1, L2, L3, W1 and W2 of the Local Plan (2015-2030) and guidance contained within the NPPF.

RECOMMENDATION

It is recommended that permission is granted subject to a legal agreement restricting occupancy of the barn to a local occupancy dwelling/holiday let use and the undergrounding of any new electricity/telephone supply, and conditions to include the following:

1. Standard time limit
2. Accordance with approved plans
3. Submission of a structural repair methodology , specifications and detailed drawings
4. Recording
5. No sandblasting
6. Roofing slates to be retained
7. Approval of/compliance with details:
 - pointing
 - windows and doors (including recess), rooflight details, rainwater goods, flues and vents, boundary treatment, bin storage, surface treatment
8. Restriction on external lighting
9. Bird mitigation and biodiversity enhancements
10. Access and parking surfacing
11. Removal of permitted development rights

INFORMATIVE

Awareness of nesting birds

S106

Water supply

Avoid obstruction of the public right of way