

North Yorkshire Council

Community Development Services

PLANNING COMMITTEE CONSTITUENCY COMMITTEE

2 APRIL 2024

**ZA23/25598/LBC - LISTED BUILDING CONSENT FOR WORKS TO BOUNDARY
WALLS AT GRUNDY FARM, CARLETON, SKIPTON, BD23 3DE, ON BEHALF
OF RN WOOLER & CO**

Report of the Assistant Director/Planning – Community Development Services

1.0 Purpose of the report

- 1.1 To determine a listed building application reference ZA23/25598/LBC for the above development at Grundy Farm, Carleton, Skipton, BD23 3DE.
- 1.2 To determine listed building application reference ZA23/25492/FUL

2.0 EXECUTIVE SUMMARY

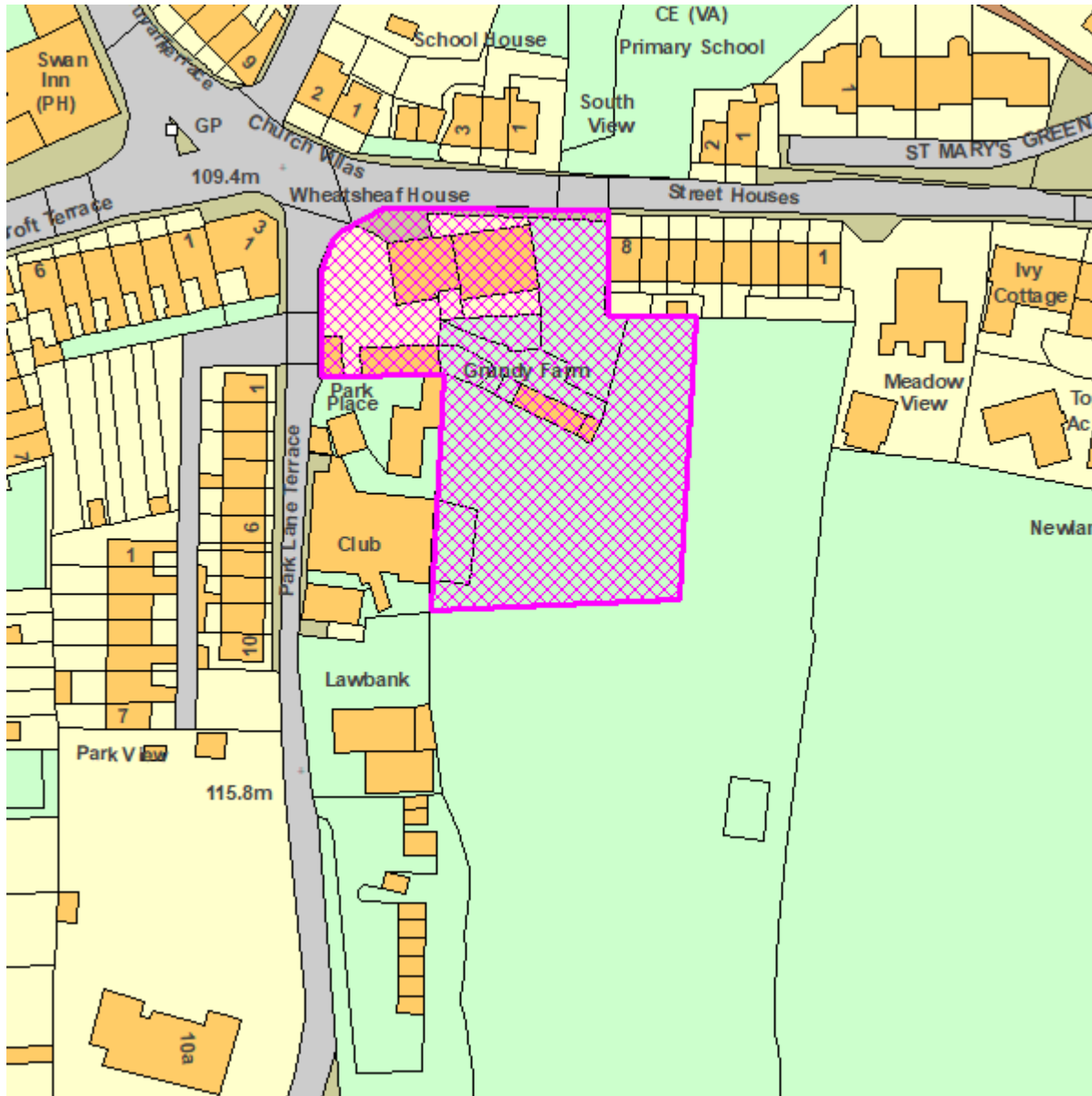
- 2.1 Having considered the scheme, the Council's specialist conservation adviser has no objection on heritage grounds and considers the current proposal to be an improvement on the original proposal, and there are no objections from statutory consultees. The revised scheme accords with the provisions of the development plan overall, and there are no material considerations which indicate a decision should be taken other than in accordance with it. Therefore, approval is recommended subject to the conditions recommended below set out in this report.

RECOMMENDATION: That listed building consent be GRANTED.



N

Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. ©Crown Copyright and Database Rights 2024 Ordnance Survey AC0000825864



3.0 Preliminary Matters

3.1 Access to the case file on Public Access can be found <https://publicaccess.cravendc.gov.uk/online-applications/>

3.2 Key planning history

- 3.3 17/2009/9980 (LBW) – Conversion of barn to 2no. residential units and construction of 3 no. new dwellings with associated off-street parking – Approved November 2009.
- 3.4 Officers Note: Approvals 17/2009/9980 & 9965 have been implemented. Therefore, there remains an extant permission for the provision of 5 dwellings on part of this site.
- 3.5 2018/19560/LBC – Listed building consent for f works to boundary walls – Refused at March 2019 Committee against an officer recommendation for 1 reason:

1 - The Grade II boundary wall to Grundy Farm is situated in a prominent position within the conservation area and makes a positive contribution to the setting of the listed building and the character and appearance of the conservation area. Therefore, the partial demolition of this boundary wall to the listed building (Grundy Farm) would have an adverse impact on the setting and significance of this heritage asset. The proposal is therefore considered contrary to the requirements of Section 16 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990,

- 3.6 Access to the case file on Public Access can be found here

4.0 Site and Surroundings

- 4.1 The site of the proposal consists of Grundy Farm (Grade II Listed Building) and land to the rear, with the Carleton Conservation Area running east to west through the site. Beyond the northern and western boundaries are further residential dwellings, plus a Public House, Primary School and local shop.
- 4.2 There are two extant planning approvals (ref: 17/2009/9965 & 9980) approving the conversion of the former barn to form two residential units with an area to the south of the farmhouse also approved the construction of three residential dwellings with associated off-street parking. As a result, part of the site is identified on the Policies Maps in the Local Plan as an existing housing commitment due to previous permission being granted.
- 4.3 The site is also located close to public transport, which connects the site with Skipton. In addition, there exists a pedestrian footpath from the site into the centre of Skipton.

5.0 Description of Proposal

- 5.1 The proposal is seeking Listed Building consent for the following:
- Re-opening of pedestrian access between barn and wall fronting Carla Beck Lane
 - Removal of a section of boundary wall and repositioning of the historic pillar.

- Partial demolition and remodelling of outbuilding to form garage.

5.2 The application is supported by the following information:

- Design & Access Statement
- Heritage Statement
- Planning & Heritage Statement

6.0 Planning Policy and Guidance

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

6.2 The Adopted Development Plan for this site is the Craven Local Plan 2012 – 2032 (adopted 2019) (Local Plan).

Emerging Development Plan - Material Consideration

6.3 The North Yorkshire Local Plan is the emerging development plan for this site though no weight can be applied in respect of this document at the current time as it is at an early stage of preparation.

Guidance - Material Consideration

6.4 Relevant guidance for this application is:

National Planning Policy Framework December 2023 (The Framework)
 National Planning Practice Guidance (PPG)
 National Design Guide (NDG)
 Craven Good Design SPD 2022
 Carleton Conservation Area Appraisal 2023 (the Carleton CAA)

7.0 Consultation Responses

7.1 The following consultation responses have been received and have been summarised below.

7.2 **Carleton Parish Council:** No comments received at the time of compiling this report.

7.3 **NYC Independent Heritage Officer:** The current proposal has resulted in dwellings 3 & 4 being moved westwards to create a gap between them and dwellings 1 & 2 being moved backwards to create a courtyard feel.

The current proposal for an additional dwelling over the approved scheme on a site extends further into open land, however, the current scheme is considered preferable to the previously approved scheme for the following reasons:

- It would retain a narrow view between the new dwellings
- Omits a dwelling immediately behind the listed farmhouse
- Helps retain some immediate open setting to the listed farmhouse
- Part of the single-storey outbuilding is retained
- Paddock on the road frontage would remain undeveloped further contributing to the open setting of the farmhouse and allowing views over it.
- Existing midden at the rear of the barn would be partially retained and that the area (with wall and potential midden) at the side of the barn would be unaltered.

The proposal would cause a low level of harm to the setting of the listed buildings and conservation area. However, the proposed impact would be no worse than the approved scheme and there are no overriding heritage reasons to refuse the principle of the application.

The proposed design and materials would reflect the prevailing character and materials of vernacular cottages and are considered acceptable, subject to the usual conditions requiring prior approval of samples.

A full cobbled courtyard would be preferable to the bitmac turning head, to create a more cohesive and characterful space. A condition requiring prior approval of a comprehensive hard landscaping plan for the whole site should be imposed regarding this matter.

The outbuilding to the rear of Grundy Farm, has some heritage significance as part of the group of historic farm buildings. Notwithstanding that the listed consent made no reference to the demolition of the outbuilding, the approved planning permission was granted consent for the full demolition of the outbuilding. As such, the previous permission is a material consideration.

Although the current proposal involves some loss of the historic fabric it is preferable to the approved scheme, especially as it would replace the metal sheet roof with natural slates. Furthermore, the quoins in the middle to the rear, and the historic map suggest that the building was constructed in phases and the proposal would retain the earliest phase. On balance, the proposed partial demolition is acceptable, provided that acceptable detailed drawings are provided, including the proposed E elevation, with a traditional garage/cart door. Similarly, details should be provided of the proposed gates for the bin store.

It is accepted that there is a requirement to make necessary alterations to the boundary wall concerning providing a safe access to the site and that this would cause low-level harm. This harm could be further minimised by amending the plan to confirm the retention of the W gate pier and the relocation of the W pier.

Recommend that the principle of the proposed four houses is acceptable and that the revised detailed design, layout, and materials of the houses are also acceptable subject to suggested conditions.

- 7.4 **Historic England:** In this case, we are not offering advice as we engaged in pre-application with the applicant and the proposals broadly follow the advice given at that stage. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Local Representations

- 7.5 At the time of writing 21 public comments have been received. A summary of comments made is provided below. However, comments can be viewed in full at the above weblink.

Objections

- 7.6 Concern regarding traffic, congestion, and increased stress on parking requirements
Noise and disturbance during the construction stage
Adverse impact on the setting of listed building and surroundings
No affordable provision
This would lead to further development.

Neutral

- 7.7 All of Grundy Farm including the field is in the conservation area
Unclear ref access

8.0 Environment Impact Assessment (EIA)

- 8.1 Having regard to the scale and nature of the proposal, the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment Regulations 2017) (as amended). Therefore, no Environment Statement is required.

9.0 Main Issues

- 9.1 The key considerations in the assessment of this application are:

The impact of the proposal on the setting of the adjacent heritage assets

10.0 ASSESSMENT

- 10.1 The effect of the proposal on the character and appearance of Main Street and Park Lane.
- 10.2 Impact of development on the setting and significance of designated heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving and enhancing the character and appearance of a conservation area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses.

- 10.3 Local Plan Policy ENV2 Heritage states that Craven's historic environment will be conserved and where appropriate enhanced. This will be achieved by paying particular attention to the conservation of those elements which contribute most to the district's distinctive character and sense of place, which includes the legacy of traditional barns. Under the policy, proposals will be supported that would preserve or enhance the character or appearance of a conservation area, especially those positive elements which have been identified in a Conservation Area Appraisal.
- 10.4 The proposal would see the re-opening of a former gate between the former barn and wall fronting onto Main Street. In addition, the proposal would result in a section of boundary wall fronting Main Street and Park Lane being removed and the repositioning of the historic gate pillar. Although this will cause a low level of harm to the curtilage of the listed building and the CA, it is a requirement to provide safe access to the site.
- 10.5 The current proposal includes the demolition of the E end of the outbuilding but the retention of the W end of the building. Thus, although the current proposal involves the loss of some historic fabric and a part of the farm ensemble, it is preferable to the approved scheme, especially as the proposal is to replace the metal sheet roof with natural slates. Furthermore, the quoins in the middle of the rear wall and the historical map suggest that the building was constructed in phases and the proposal will retain the earliest phase.
- 10.6 Any planning approval should include conditions relating to materials and also seek to remove permitted development rights on the site due to the close relationships with the listed buildings to avoid any future extensions or further outbuildings which would detract from the overall setting of the designated heritage assets.
- 10.7 Nevertheless, the Framework in paragraph 202 advises that any harm should be weighed against the public benefits of a proposal.
- 10.8 The Council's Heritage officer considers that the revised proposal would only result in low-level harm.
- 10.9 In accordance with the Framework, it is therefore necessary to consider whether the less than substantial harm to the Conservation area and the setting of Grundy Farm would be outweighed by the public benefits. This is returned to below under the planning and heritage balance.
- 10.10 PPG paragraph 020 Ref ID: 18a-020-20190723 outlines what is meant by the term public benefits. It states that public benefits may follow many developments and could be anything that delivers economic, social, or environmental objectives as outlined in the NPPF.
- 10.11 The proposal would contribute to the provision of housing in the district, and this carries significant weight as a public benefit. In addition, the proposal would see the removal of redundant farm buildings, the siting of vehicle

parking to the rear and the provision of newly landscaped gardens and courtyard. These would provide conservation gains and provide an enhancement to the setting of the listed farmhouse and attached barn and an appreciation of the former agricultural heritage of the site and outweigh the harm caused by the removal of a section of boundary wall and the repositioning of the pillar.

10.12 The identified public benefits of the application site are considered to present cumulatively considerable weight to the heritage balance as set out in the Framework.

10.13 Heritage Balance

10.14 It is recognised that there would be some very low-level harm to the significance of Grundy Farm and the CA of Carleton, however, on balance this harm is at the low end of the spectrum and when combined with the public benefits the proposal is considered acceptable on heritage grounds as confirmed by the Council's independent Heritage officer.

10.15 In conclusion, it is considered that the public benefits outweigh the very low-level harm to the setting of the conservation area and the listed buildings. The proposal, therefore, does not conflict with the requirements of Policy ENV2 of the Craven Local Plan which seeks to preserve or enhance the character or appearance of a designated heritage asset. It would also accord with the aims and objectives of paragraph 203 of the Framework, which amongst other things seeks to ensure the creation of high-quality, and sustainable buildings, and the desirability of maintaining an area's prevailing character and setting.

11.0 PLANNING BALANCE AND CONCLUSION

11.1 The proposed development would result in some low-level "less than substantial" harm to the setting of the heritage assets. Where harm is identified, the NPPF requires this to be balanced against public benefits, including securing the optimum viable use of the heritage asset.

11.2 In this case, it is acknowledged that the proposal would result in the partial loss of the outbuilding located to the rear, a small section of the boundary wall, the repositioning of the historical pillar and the opening of a former pedestrian opening. However, these alterations combined with the removal of modern redundant farm buildings and the removal of the need for vehicles to park at the front of the listed building would result in an enhancement of the principal listed building compared to the extant permission. The enhancement of the frontage of the barn and farmhouse is a substantial public benefit and the other benefits of the provision of four houses add further weight in favour of the scheme.

11.3 In conclusion, it is considered that the harm is outweighed by the public benefits of the scheme. On this basis, the tests within the NPPF paragraph 202 are considered to have been met and it is recommended that Listed Building Consent be granted.

12.0 RECOMMENDATION

12.1 To grant Listed Building Consent subject to the following conditions.

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 This permission relates to the following plans and documents

Location plan received 11th March 2024
264439B Site plan received 11th March 2024

PRELIMINARY ECOLOGICAL APPRAISAL
DESIGN ACCESS AND SUSTAINABILITY STATEMENT
ECOLOGICAL
AIR SOURCE HEAT PUMP SPEC SHEET

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place until full details of the materials to be used on the external surfaces of the following elements of the development have been submitted to and approved in writing by the Local Planning Authority:

- a) A sample panel (measuring no less than 1 metre x 1 metre) of the stonework to be used on the external surfaces of the building. The sample panel shall demonstrate the type, texture, size, colour, bond and method of pointing for the stonework.
- b) The type, texture, size, colour, bond and method of pointing for the brickwork on the building's west-facing elevation.
- c) The type, texture, size and colour of the slates to be used on the external surfaces of the building's roof.
- d) The type, texture, finish and colour treatment of the gate enclosing the bin store to the site.
- e) The surface treatment of the new areas of hardstanding (including sub layers and surfacing materials and drainage)
- f) The surface treatment of the vehicle turntable.

The development shall thereafter be constructed in accordance with the duly approved materials.

Reason: To ensure the use of suitable materials which are sympathetic to the special architectural and historic character of the listed building and conservation area in accordance with the requirements of Craven Local Plan

policy ENV2 and the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Prior to any works to the existing three gate posts located to the rear of the farmhouse identified in Figure 8 of the Heritage Statement (dated March 2024) a plan indicating the relocation of these gate posts and stone wall shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter as such.

Reason: To ensure the satisfactory preservation of these heritage assets and to comply with Policy ENV2 of the Craven Local Plan.

Notes

- 1 Adherence to approved plans/conditions

Failure to adhere to the details of the approved plans or to comply with the conditions contravenes the Town and Country Planning Act 1990 and enforcement action may be taken.

Target Determination Date: 29 March 2024

Case Officer: Andrea Muscroft

andrea.muscroft@northyorks.gov.uk