

YORKSHIRE DALES NATIONAL PARK

DISTRICT 5
PARISH CONISTON COLD

REF. NO. YD/5/19/56
APPLICANT MR R BANNISTER

PROPOSAL FULL PLANNING PERMISSION FOR CONVERSION OF ADJOINING BARN AND CONSTRUCTION OF GARAGE BLOCK

LOCATION THACK COTTAGE, BELL BUSK

Other



AGENT DODD FRANKLAND STOCKS CORRESP PRIORY HOUSE ADDRESS 18 CHURCH STREET LEEDS ROAD ILKLEY LS29 9DS		CONSULT DISTRICT PARISH NYCC HIGHWAYS CUMBRIA H'WAYS YORKS WATER NW WATER FIRE OFFICER PSA CTO DC CEHO DC MAINS DRAINAGE NCC HBMC LB SOCS x 7 WASTE DISPOSAL NAT RIVER AUTH		DOC SENT REC'D	
DATE RECEIVED DC 081190 DATE RECEIVED YDNP 301190 8 WEEKS EXPIRE 030191 EXTEND TILL SECTION 66 YES SECTION 65 LBC ADVERT CA ADVERT CIRC 71/73 COMPLETE PLOTTED/REGISTERED 301190				121190 121190 121190 121190 18.12.90	
GRID REF SD 907 564 MAP NO SD 9056 SITE AREA ROAD NO & CLASS C253 OFF EXISTING LAND USE DWELLING WITH ATTACHED BARN MINISTRY CLASS 2 EXISTING LAND USE CODE AG02 PROPOSED LAND USE CODE RS02		APPLICATION TYPE OUTLINE FULL X RES. M. RENEWAL EU LB ADV S64 CAC FORM B		OFFICER INITIAL TECH SLS WP CAP APO JC See separate sheet for details of Appeals	
CONSTRAINTS ANCIENT MONUMENT ARCHAEOLOGICAL SITE CONSERVATION AREA ARTICLE 4 WASTE SITE LB/I/II/II* SSSI/NAT RESERVE TPO VIL GREEN/Common L FP/BRIDLE P & No BW 2		DECISION DATES DELEGATED COMMITTEE 14.2.91 DEC NOT 19.2.91 EXPIRY TEMP CONS CPO NEW DWLS REG/PLOT 19.2.91		DECISION TYPE U/A C/A AG OCC LOC NEED REF WD S106/UU S64	

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

HISTORY YDSN 1084, YDSN 649

This is a background paper to MEETING: YDNPC
 DATE: 14.2.91
 ENCLOSURE NO: A06
 File removal must be recorded

Please prepare
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DEV/DOCS

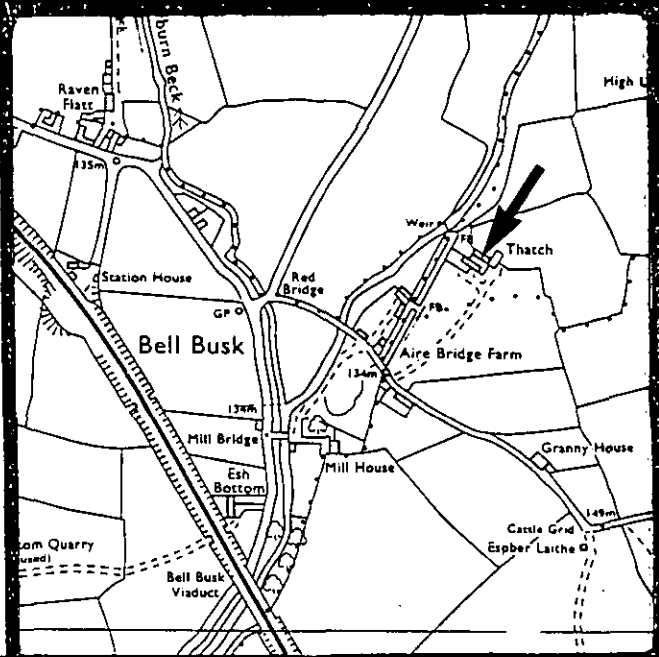
Date despatched

Officer signing
letter

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DEVDOCS

Application No: YD/5/19/56
District: CRAVEN
Parish: CONISTON COLD
Grid Reference: SD 907 564
Received by DC: 8th November 1990
Received by YDNP: 30th November 1990
Map Scale: 1:10,000



PROPOSAL: Application for full planning permission to: (i) alter and use as part of a dwellinghouse an existing agricultural barn; (ii) demolish existing agricultural buildings and build extensions to existing dwellinghouse; and (iii) enclose and use land as an extension of an existing residential curtilage at Thack Cottage, Bell Busk

RECOMMENDATION

Refuse the application for the following reason:-

The detailing and the magnitude of the alterations and extensions proposed by this application to the existing buildings and the enlargement and the treatment of the garden proposed to attach to the property are such that the Local Planning Authority consider that the appearance and the character of the house and barn would be radically changed. The house and barn in its present state and setting exhibits a robust simplicity and lack of pretension typical of building groups for which the National Park is valued. To enhance the detailing and the scale of the building and its surroundings to the extent proposed would materially change its appearance, its character and its setting.

The Local Planning Authority consider that these changes and the perception of the building and its setting that would result would create a feature which, whilst not intrinsically unattractive, would be incongruous in this place, would subsume and thus spoil (if not destroy) a valued (if not precious) historic and visual feature and pose a threat of similar treatments of other groups of buildings. The landscape of the National Park and its building heritage are inseparable and any attempt to elaborate and embellish either is likely to erode if not destroy altogether the very features of which the area has been specially designated. The development proposed would have just that effect on this part of the National Park. Consequently it would damage unacceptably interests of national importance, be contrary to the duty on the Local Planning Authority to preserve and enhance the landscape, to the advice of central government in respect of the protection of National Parks and to the environmental policies (Policy E1) in the North Yorkshire Structure Plan.

YD/5/19/56CONSULTEES

District Council: No objection subject to the development being subsidiary to the main house.

Parish Council: Do not wish to comment.

County Surveyor: No objection.

NRA: No objection in principle.

Mains Drainage: No objection in principle.

OBSERVATIONS OF THE NATIONAL PARK OFFICER

Thack Cottage is a house with barn attached. Close to are a number of agricultural buildings. The group forms part of an agricultural holding the tenancy of which will end in February 1991. The applicant says that the holding will not be re-let as a farm because of the cost of bringing house and buildings up to standard. It is proposed therefore to demolish the free-standing agricultural buildings and structures immediately about Thack Cottage followed by an extension of Thack Cottage into the barn that attaches to it. It is also proposed to erect a range of outbuildings and to extend the garden. A bridleway (No.2 Eshton) passes between the house and existing outbuildings. This is plainly an unsatisfactory route and if the development proposed proceeded a diversion of this route would be necessary. The applicant owns all of the land round about and would welcome the diversion of the bridleway. A diversion could be made which would be more practical and direct. In the circumstances there is no objection in principle to the extension of Thack Cottage into the adjoining barn. In detail it would be expected that any conversion would respect the present character of the buildings and their setting.

The proposal however is to alter the buildings and their surroundings to an extent that would radically change their appearance and setting. Such changes would deprive the buildings of a quality that needs to be protected and conserved; a principle embodied in the statutory duty of National Park Authority's and in the County Structure Plan.

Background Document: - File Ref YD/5/19/56