

**TOWN AND COUNTRY PLANNING ACT 1990**  
**YORKSHIRE DALES NATIONAL PARK AUTHORITY**  
**(Local Planning Authority)**

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:  
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Mr P Harrison  
Peter Harrison Architects

Decision No: C/46/196B

**The above named Authority being the Local Planning Authority for the purposes of your application received on 28/11/2017 for full planning permission for the replacement of concrete paving flags to front elevation with Yorkstone flags at Damside Cottage, Kettlewell, SD971723 have considered the said application and have GRANTED permission for the proposal subject to the following Conditions:**

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-
  - Design and Access Statement and Heritage Statement
  - Location Plan drawing no 091701-03
  - Survey and proposed plans drawing no 091701-02All received 28/11/17
3. The reclaimed Yorkstone flags to be used in the repaving of the front elevation of the property hereby permitted shall match those already existing on part of the front patio area as at the date of this permission.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).
2. To define the plans/details to which this permission relates.
3. To ensure that the external character and appearance of the building is acceptable, having regard to policies SP4 and L1 of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

Notes to Applicant:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently granting planning permission, subject to the conditions listed above, in accordance with the

Date: 22 JAN 2018

REDACTED BY YDNPA



Designation

HEAD OF DEVELOPMENT MANAGEMENT

**FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF**

## RIGHTS OF APPEAL

1. If an applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State for the Environment (The Planning Inspectorate) in accordance with Section 78 of the Town and Country Planning Act 1990, within 6 months of the date of this notice. **NB this reduces to within 12 weeks of the date of this notice if it is a refusal of a Householder or Minor Commercial application (this would be shown at the top of the notice).** The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (including reference to office and industrial development) to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

### NOTE:

If you wish to exercise your right of appeal as mentioned above, you can do so online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

*(approval/refusal)*

Continuation Sheet 1

C/46/196B

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**NOTE:-**

*No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.*

DCPermitRpt

# YORKSHIRE DALES NATIONAL PARK AUTHORITY

<b>Application No:</b>	C/46/196B	
<b>District:</b>	Craven	
<b>Parish:</b>	Kettlewell with Starbotton	
<b>Applicant's Name:</b>	Mr & Mrs A Marshall,	
<b>Grid Ref:</b>	SD97147236	
<b>Received by YDNP:</b>	28/11/2017	<b>Officer:</b> Harriet Foster

**PROPOSAL:** full planning permission for the replacement of concrete paving flags to front elevation with Yorkstone flags

**LOCATION:** Damside Cottage, Kettlewell

## CONSULTEES

**Kettlewell-with-Starbotton PC** No objections

## PUBLIC RESPONSES

None to date.

## RELEVANT PLANNING POLICIES

L1(15) - Heritage assets  
SP2(15) - National Park Purposes  
SP4(15) - Development Quality

## OFFICERS' OBSERVATIONS

Procedural

The application has been publicised by: site notice dated 1/12/17 and neighbours were consulted.

The proposal was not amended from the original.

Key Issues

(a)Description of proposal:

The proposal is for the re-ordering of the interior of Damside Cottage and to replace the concrete paving flags to the front elevation with reclaimed Yorkstone flags.

Internally, alterations include; linking the first floor room above the garage to the existing first floor of the cottage to create another bedroom; the removal of the staircase within garage to create room for a vehicle; and the staircase within the main house moved from the eastern to the western side of the cottage.

Externally, the proposal seeks to replace the existing concrete paving on the front elevation of the property and steps up to the property with Yorkstone flags. The patio area is currently on two levels so the application also looks to increase the lower area by 300mm to create a flat level patio area.

(b)Impact on residential amenity of neighbours:

The proposal with regards to the intended works would not impact upon residential amenity, with the majority being carried out internally. In addition, there have been no objections from neighbours with regards to the application. The proposal is therefore in accordance with policy SP4 of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

(c) Impact on the character and appearance of the listed building

Internally, the works to the property are respectful of the existing historic fabric, with it identified in the submitted Design and Access and Heritage Statements (received 28/11/17) that the existing interior does not contain any elements of significance and the proposed alterations can be undertaken without any important fabrics being lost in the process. The proposal is therefore in accordance with policy L1 of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

Externally, the only works visible will be the levelling of the front elevation patio area and the replacement of the concrete paving with Yorkstone flags, which would be an improvement to the character and appearance of the property. Furthermore, the proposed material for the patio area would be more sympathetic to the surrounding character and appearance of the wider street setting. The proposal is therefore in accordance with policies SP4 and L1 of the adopted Yorkshire Dales National Park Local Plan (2015-2030).

Parish Council Comments

No objections.

Analysis of Material Considerations

The proposal would not impact upon residential amenity and externally the change of materials from concrete to Yorkstone flag paving would be a positive contribution to the character and appearance of the property and the wider street setting. Internally the proposed alterations are respectful of the existing historic fabric and would enable spaces such as the first floor area above the garage be utilised. The proposal is therefore in accordance with policies SP2, SP4 and L1 of the Yorkshire Dales National Park Local Plan (2015-2030).

**RECOMMENDATION**

Recommendation

It is recommended that permission is granted subject to conditions.

Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference January 2015 (section C7).

**REDACTED BY YDNPA**

Signed by Case Officer

J

REDACTED BY YDNPA

Date

22/1/18

Date

22/1/18

Principal Planning Officer