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 Yorkshire Dales National Park Authority
 - 4 NOV 2013



YORKSHIRE DALES
 National Park Authority

Planning Service
 Yorkshire Dales National Park Authority
 Yoredale
 Bainbridge, Leyburn
 North Yorkshire DL8 3EL

Application for listed building consent for alterations,
 extension or demolition of a listed building.
 Planning (Listed Buildings and Conservation Areas) Act 1990

C155/42H/LB

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Has the work already started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: Malham Tarn Field Centre

Street address: Malham Tarn House
Malham Moor

Town/City: Settle

County:

Postcode: BD24 9PU

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 389370

Northing: 467265

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes, please describe and include the planning application reference number(s), if known:

C/55/42C/LB - brass plaque to the front door.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Emma Surname: Heron

Reference:

Date (DD/MM/YYYY): 10/10/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Listed building consent required for the installation of the extraction flues.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Others - add description

Other external extraction flues

Description of existing materials and finishes:

Slate covered roof.

Description of proposed materials and finishes:

Installation of 2 x 600mm high extraction flues to the slate roof.

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

????????????????????????????????

10. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

11. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

External photos 1 and 2; internal photos 1-3; FSC proposals for flue document; Flue detail image; drawings nos???????????

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

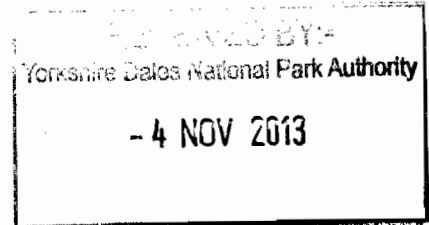
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. Date



MALHAM TARN FIELD STUDIES CENTRE, SETTLE, NORTH YORKSHIRE, BD24 9PU

YORKSHIRE DALES NATIONAL PARK AUTHORITY

**PLANNING, DESIGN AND ACCESS AND HERITAGE STATEMENT – INSTALLATION OF
EXTRACTION FLUES FOR CENTRAL HEATING SYSTEM**

04 November 2013

North Associates Limited
Mill House
Staveley Mill Yard
Staveley
Cumbria
LA8 9LR

North Associates Limited



Contents

- 1. Background**
- 2. Introduction**
- 3. Site and surroundings**
- 4. Planning history**
- 5. Listed Building Consent application**
- 6. Planning policy and guidance**
- 7. Planning issues**
- 8. Summary and conclusions**

1. BACKGROUND

- 1.1 The Malham Tarn Field Studies Centre is one of 17 educational facilities within the UK that is run by the Field Studies Council (FSC). The FSC is the only environmental education charity dedicated solely to providing informative and enjoyable opportunities for people of all ages and abilities to discover, explore, be inspired by, and understand the natural environment.
- 1.2 Established in 1943, FSC has become internationally respected for its national network of learning locations, international outreach training projects, research programmes, information and publication services, and wide range of professional training and leisure courses
- 1.3 Each year over 140,000 people from school children through to retired adults experience the FSC at one of our network of learning locations and 17 Field Centres including sites as varied as London's Royal Parks, the mountains of Snowdonia and the Scottish Highlands or the dramatic coastlines of west Wales and Devon.
- 1.4 FSC believes that the more we know about the world around us the more we can appreciate its needs and protect its diversity and beauty for future generations.
- 1.5 FSC is an independent charity receiving no statutory funding and is therefore reliant upon fees paid by visitors and on the generosity of donors, trust funds and grant bodies to finance their activities.

2. INTRODUCTION

- 2.1 This combined planning, design and access and heritage statement is submitted in support of the proposed installation of 2no. extraction flues to provide the requisite venting to the Tarn House central heating system.
- 2.2 Tarn House is a grade II listed building and a copy of the listing description is included as Appendix NA1.

3. SITE AND SURROUNDINGS

3.1 The Malham Tarn facility occupies Tarn House, a large Georgian country house, leased from the National Trust. It is the focus of an internationally important National Nature Reserve and the Tarn itself is one of only eight upland alkaline lakes in Europe

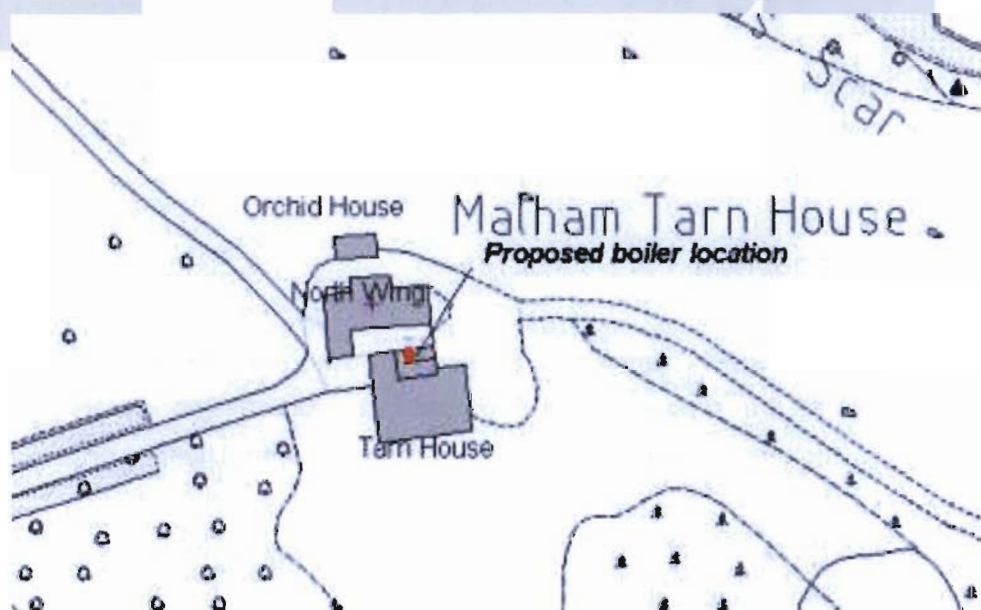
3.2 In terms of location, the centre lies along the Pennine Way some 200m north of Malham Tarn. Malham village is located 5km due south with the town of Settle some 11km to the south west.

4. PLANNING HISTORY

4.1 C/66/42C/LB: Listed Building Consent for the mounting of a brass plaque on stonework at the front door.

5. LISTED BUILDING CONSENT APPLICATION

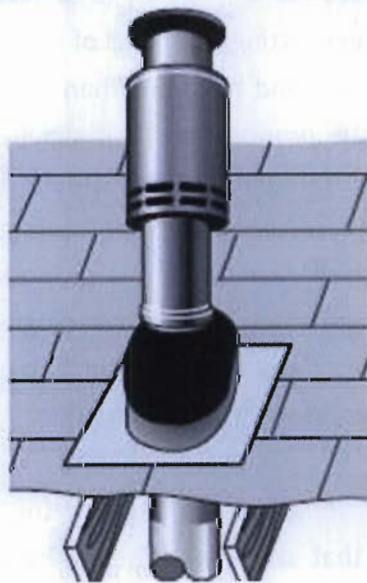
5.1 Listed Building Consent is sought for the installation of 2no. central heating extraction flues to the roof plane of the existing outbuilding that is located to the northern elevation of Tarn House (please see images below and overleaf).



5.2 FLUES



- 5.2 Each of the flues will stand to a height above the roof plane of 610mm and be 180mm in diameter with the cowl extending to 220mm. They will stand 1000mm apart on the roof and be some 400mm above the height of the parapet wall to the internal courtyard elevation. It is proposed that they be finished in black.



Flue image

6. PLANNING POLICY AND GUIDANCE

6.1 National Planning Policy Framework (NPPF)

Introduction

6.1.1 Planning policy guidance is provided at the national level by the National Planning Policy Framework (NPPF), which was published on the 27 March 2012. The NPPF replaces the vast majority of the previous suite of planning policy statements and sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The historic environment

6.1.2 Paragraphs 126-141 provide guidance on developing positive strategies for the conservation and enjoyment of the historic environment, including identifying heritage assets that are at risk.

6.1.3 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.1.4 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking



account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.2 Adopted development plan

6.2.1 The adopted development plan for the application site comprises the suite of saved policies to the Yorkshire Dales Local Plan 2006. The following policies are considered to be relevant to the current application:

- Policy GP1 - National Park purposes
- Policy GP2 – General design policy
- Policy C1 – Provision of community facilities
- Policy B13 - Listed buildings

Policy GP1 – National Park purposes

6.2.2 The two statutory purposes of the Yorkshire Dales National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

6.2.3 Development will not be permitted that prejudices those purposes unless it can be demonstrated that there is an overriding need for the development and that any harm can be mitigated.

Policy GP2 - General design policy

6.2.4 Development will only be permitted if all the following criteria are met:

- It is of a kind, scale, siting, density and detailed design which is sympathetic to or enhances the landscape character, special qualities and local distinctiveness of the surrounding area.
- It uses materials that are appropriate to the local character and distinctiveness of the surrounding buildings and wider landscape.



- It does not have an unacceptable impact on neighbouring amenity and ensures an adequate level of amenity for the future occupants of the development in relation to nearby uses.
- It respects the existing natural, built and historical features in and around the site.
- It accords with the National Park Authority's Design Guide and Policy B7 (Building Design).

6.2.5 Subject to the above, the National Park Authority will encourage development which minimises the use of energy and other natural resources, uses sustainable materials and is designed for a long life span.

Policy C1 - Provision of community facilities

6.2.6 Development will be permitted for new, or improvements to existing, community facilities if it is appropriately located to serve the needs of the local community and will not adversely affect the character of the surrounding area or residential amenity.

6.2.7 New buildings will only be permitted where it can be demonstrated that the conversion or re-use of an existing building cannot accommodate the facility.

Policy B13 - Listed buildings

6.2.8 Development related to listed buildings or structures, including their settings, will be considered against the following criteria:

- The demolition, or substantial destruction, of a listed building or structure will not be permitted unless a very strong case is made why the building or structure, or part thereof, cannot be retained or is not worthy of retention.
- External alterations, internal alterations, or extensions to a listed building or structure, or to a building attached to, or within the curtilage of a listed building or structure, will only be permitted if the development is in keeping with the character of the building, or structure and does not detract from or prejudice its special interest. Materials, components and finishes must be appropriate in all respects to the retention of the character of the building.



- The attachment of incongruous features will not be permitted where they would materially detract from the appearance or character of the listed building or structure.
- The change of use of a listed building or structure will only be permitted where it would increase the likelihood of the survival of the building and where the consequent alterations can be achieved without harm to its character or special interest.
- Works affecting a listed building or structure must be accompanied by a detailed survey and proposal drawings of sufficient detail and accuracy as to enable an assessment of every proposed change to the structure and fittings of the building or structure to be made.
- Works that would result in the loss of, or would obscure, parts of a listed building or structure which contribute to its interest will be conditional upon the deposition in an approved archive of a drawn and/or photographic record of the part of the building affected.

6.2.9 Any development proposal that affects the setting of a listed building or structure should fully respect the architectural and historic interest of the building. Applications for such development must include full proposal details. Development which would adversely affect the setting of a listed building will not be permitted.

6.3 Yorkshire Dales Design Guide SPD 2002

6.3.1 Whilst this SPD is over a decade old, it nonetheless provides some very useful and indeed detailed design guidance on a wide range of matters. In so far as it is relevant to the current application, the guidance does make clear that, in undertaking any exterior alterations to listed buildings, care has to be taken not to obscure any evidence of a building's origin or evolution, or indeed to incorporate new elements which may confuse any future research.



6.4 Emerging development plan

6.4.1 The National Park Authority is currently undertaking a major review of its planning policies. This will result in a new Local Plan that will guide all planning decisions in the National Park from 2015 to 2030. Consultation on a Local Plan options paper ran from Monday 16 September to Monday 28 October 2013.

6.4.2 Given the relative infancy of the emerging Local Plan, allied to the nature of the minor form of development that is proposed, it is not felt that it is material to the determination of the current application.

7. PLANNING ISSUES

7.1 It is considered that the following matters constitute those that are pertinent to the determination of the current application:

- Requirement for the intervention to Tarn House
- Impact upon Tarn House

Requirement for the intervention

7.2 A consistent and common thread prevails within the Field Studies Council such that a large number of the properties which they either own or occupy as tenants (Tarn House is owned by the National Trust) are either non-statutory or statutory heritage assets set in rural locations, often within national park or other landscape designations of some quality.

7.3 As such, not only do the FSC centre managers across the UK need to concentrate on their business operations but also to be acutely aware and conscious of the need to manage an on-going programme of maintenance to ensure that the centres are able to continue to operate for their intended educational purpose and, of equal importance, therefore providing certainty as to the preservation of heritage buildings for future generations.

7.4 Looking specifically at Tarn House, there is a current requirement to install two new boilers to heat the premises as the existing units are not particularly

efficient or viable going forward. As a direct consequence, and to accord with Building Regulations requirements, it is necessary to afford the boilers the necessary means by which each can vent or plume the water vapour that is generated. Condensing boilers such as those that are to be installed work on the principle of recovering as much as possible of the waste heat which is normally ejected to the atmosphere from a conventional (non-condensing) boiler such as those currently in situ.

- 7.5 Small flues of the nature proposed are therefore a necessary intervention in the interests of making energy and environmental savings for the centre.

Impact upon Tarn House

- 7.6 As can be seen clearly from the submitted design material, the two flues are of very modest proportions and have been intentionally sited on the roof plane of an outbuilding that will require but a small aperture to be made within the slate-over-timber boarded roof as is illustrated in the following photographs.



Underside of the roof to the outbuilding as existing



External roof covering as existing

Policy assessment

- 7.7 *NPPF* – at the national level, the proposed development is of a very minimal nature and indeed no more than is necessary for the effective venting of the boilers. Whilst the appearance of the roof plane to what is a very modest outbuilding will change slightly, it is the fact and degree of this change which is considered to be important and, in this case, the perceptible change will be of a de minimis nature. The impact is such that the degree of change is therefore wholly proportionate to the importance of this particular part of the heritage asset and it is not considered to give rise to any degree of harm or irreparable change.
- 7.8 *Yorkshire Dales Local Plan 2006* – looking initially at *policy GP1*, the development will certainly not undermine the natural beauty, wildlife and cultural heritage of the National Park. What it could be argued it will do, however, is to provide the certainty the building requires to be continued to function as a thriving field studies centre thus promoting continuing opportunities for the understanding and enjoyment of the special qualities of the National Park by visitors.
- 7.9 *Policy GP2* - the kind, nature, siting and design of the proposed flues is sympathetic to the outbuilding and will result in minimal physical and visual



impact. The development will also contribute towards reduced energy consumption, which the policy promotes.

7.10 *Policy C1* – the development will directly improve the comfort and enjoyment of an existing community facility and will not result in any adverse impact upon the character of the surrounding area or residential amenity.

7.11 *Policy B13* – the external alteration brought about by the limited intervention will not detract from or prejudice the building's special interest. Materials, components and finishes are considered to be appropriate in all respects to ensure the retention of the character of the building.

7.12 *Yorkshire Dales Design Guide SPD 2002* – care has been taken to ensure that the proposed intervention will not obscure any evidence of a building's origin or evolution, or indeed to incorporate new elements which may confuse any future research.

8. SUMMARY AND CONCLUSIONS

8.1 The proposed flues have been shown to be essential for the continued operation of the centre, which will directly contribute to the positive stewardship of a statutory heritage asset and energy efficiency savings.

8.2 The proposed development has been shown to accord with the relevant provision of the NPPF and the saved suite of local plan policies and associated SPD design guidance.

8.3 It is therefore concluded that Listed Building Consent should be granted.



Appendices



Appendix NA1 – Tarn House listing description

North Associates Limited

Registered No: 7493435
Directors: D.A. Ross, M. Walker, J.S. Moss, D.J. Miller

VAT number : 106 1566 40
Head Office: The Slack, Wigton, Cumbria CA7 0LX



List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TARN HOUSE

List Entry Number: 1316812

Location

TARN HOUSE, TARN HOUSE ROAD

The building may lie within the boundary of more than one authority.

County: North Yorkshire

District: Craven

District Type: District Authority

Parish: Malham Moor

National Park: YORKSHIRE DALES

Grade: II

Date first listed: 04-May-1989

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 324725

Asset Groupings



This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 86 NE MALHAM MOOR TARN HOUSE ROAD
(south side)

14/139 Tarn House

II

Country house, now National Trust Field Centre. c.1780 for Thomas Lister, Lord Ribblesdale, with extension to rear c.1802 and 1853 and additions to the east in 1862-85 for Walter Morrison. Dressed medium-grained sandstone, greyslate roofs. 2-storey, 3 x 3 bay C18 range with 1 x 3 bay later C19 east range, and other C19 additions to rear, not of special interest. South front C18 range has centre breaking forward as a 2-storey canted bay and later C19 glass-roofed verandah; recessed sashes throughout, with plate glass to ground floor and with glazing bars to first floor; eaves band; hipped roof; ridge stacks flanking central bay and 2 more to left return. On right, bow fronted east range has tall windows to ground and first floor, with architraves and sill band; eaves band and cornice. left return: rendered with raised quoins; square central window with tall stair window above; flanking sashes with glazing bars in projecting stone surround. Right return: main entrance in porch with large doors in moulded architrave and cornice on brackets. Interior: the east (entrance) range has a fine staircase with wrought iron balustrade. Thomas Lister was MP for Clitheroe in Lancashire until 1790 when he retired to his estate at Gisburn Park. He was created Baron Ribblesdale of Gisburn Park in 1797 and built Tarn House (then called Malham Water House) as a hunting box occupied by his agent Thomas Collins (d.1816). In 1852 Lister's



son sold the extended house to James Morrison whose son lived there until his death in 1921. The Morrisons were visited by Charles Kingsley who was inspired to write "The Water Babies" while staying there, and John Ruskin probably influenced the design of the east entrance wing which had a tall campanile above the entrance (demolished after 1963)

A. Raistrick, Old Yorkshire Dales, 1967, p.138 A. Raistrick, Malham Tarn House, Field Studies-Vol.I No. 5 1963, p.89.

Listing NGR: SD8938067241

Selected Sources

1. **Book Reference** - *Author:* Arthur Raistrick - *Title:* Old Yorkshire Dales - *Date:* 1967 - *Page References:* 138
2. **Article Reference** - *Title:* Number 5 - *Date:* 1963 - *Journal Title:* Field Studies - *Volume:* 1 - *Page References:* 89

Map

National Grid Reference: SD 89380 67241

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1316812.pdf](#)

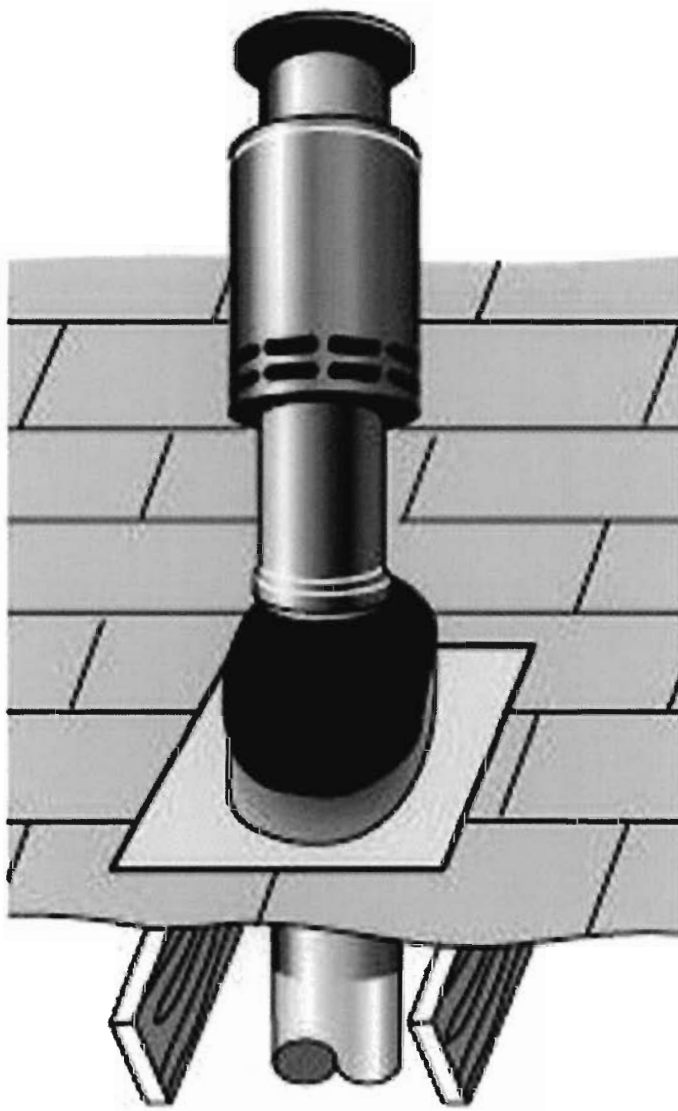


**Malham Tarn Boiler Project
Proposals for flues**

Refer to attachments

1. Proposed flue type- picture
2. Elevations showing position of flues and measurements
3. Photo showing location of flues.

Janet Moss
17 October 2013



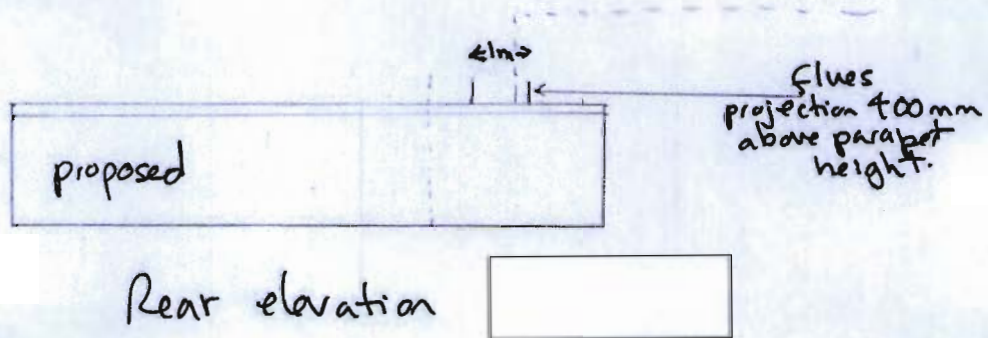
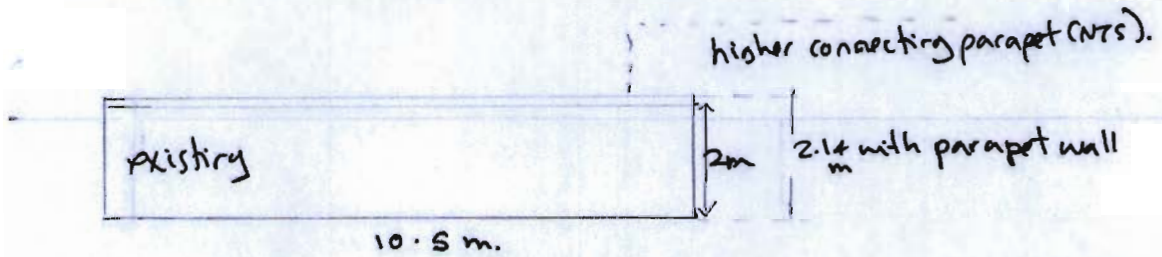
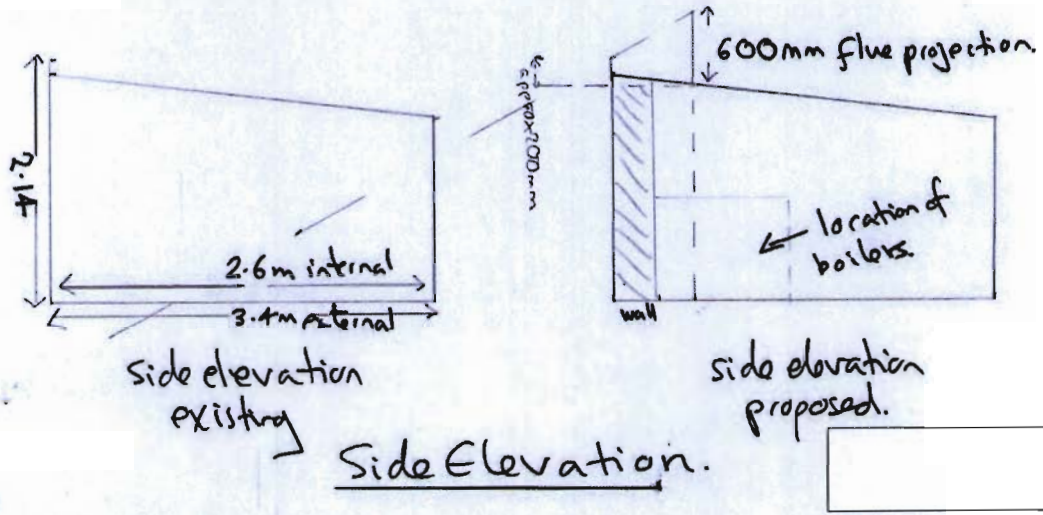
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Malham Tarn - Flues.



drawings showing location of flues.