

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990**

**YORKSHIRE DALES NATIONAL PARK AUTHORITY  
(Local Planning Authority)**

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:  
LISTED BUILDING CONSENT**

To: **Mr J Wright**  
**Malham Tarn Field Centre**

Decision No: C/55/42K/LB

**The above named Authority being the Local Planning Authority for the purposes of your application received on 24/01/2017 for listed building consent for installation of internal door to the western end of the entrance hall at Malham Tarn Field Centre, Malham Tarn House, Malham Moor, SD893672 have considered the said application and have GRANTED Listed Building Consent for the proposal subject to the following Conditions:**

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this notice.
2. The works shall be carried out in accordance with the details indicated in the following drawings:-  
  
Drawing no. 60/2016/01 titled 'Existing and Proposed',  
Drawing no. 60/2016/02 titled 'Location and Site Plan'.
3. The door knob and combination lock shall be the Brass Octagonal Mortice Door Knobs 50mm reference I509560 from Door Furniture Direct and the Asec AS2301 Brass Mechanical Combination Lock from LocksOnline.co.uk unless alternative fittings are first agreed in writing by the local planning authority.

Reason(s):

1. To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 51 (4) of the Planning and Compulsory Purchase Act 2004)
2. In the interests of certainty and to ensure that the works respect the historic significance of the listed building in accordance with Policy L1 of the Yorkshire Dales National Park Local Plan (2015-2030).
3. To ensure that the works respect the historic significance of the listed building in accordance with Policy L1 of the Yorkshire Dales National Park Local Plan (2015-2030).

**NOTE:-**

Date:

**- 8 MAR 2017**

**Redacted by YDNPA**

KW

Designation

HEAD OF DEVELOPMENT MANAGEMENT

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

## RIGHTS OF APPEAL- LISTED BUILDINGS

### NOTES

1. 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 further approval has been obtained.
2. Attention is drawn to Section 8 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that DEMOLITION MAY NOT BE UNDERTAKEN (despite the terms of the consent granted by the Local Planning Authority) UNTIL NOTICE OF THE PROPOSAL HAS BEEN GIVEN TO HISTORIC ENGLAND ARCHITECTURAL INVESTIGATION SECTION, 37 Tanner Row, York, YO1 6WP, (using Form Stat E) and they have subsequently have either been given reasonable access to the building for at least one month following grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.
3.
  - (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works or to grant consent subject to conditions, they may, by notice served within 6 months of the date of this notice, appeal to the Secretary of State for the Environment (The Planning Inspectorate) in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and they will exercise their power in cases where they are satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.
  - (2) If Listed Building Consent 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 works which have been or would be permitted, he may serve on the Local Planning Authority a Listed Building Purchase Notice requiring that council to purchase his interest in the land in accordance with the provisions of Chapter III of the Planning (Listed Buildings and Conservation Areas) 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 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you wish to exercise your right of appeal as mentioned above, you can do so online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> or on the appropriate form obtainable from:

The Planning Inspectorate  
Customer Support Team  
Room 3/13 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Telephone: 0303 444 5000 Fax: 0117 372 8782

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.

*(listed building)*

**- 8 MAR 2017**

Continuation Sheet 1

C/55/42K/LB

*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/55/42K/LB	
<b>District:</b>	Craven	
<b>Parish:</b>	Malham Moor	
<b>Applicant's Name:</b>	Mr J Wright, Malham Tarn Field Centre	
<b>Grid Ref:</b>	SD89386724	
<b>Received by YDNP:</b>	24/01/2017	<b>Officer:</b> Peter Eggleton

**PROPOSAL:** listed building consent for installation of internal door to the western end of the entrance hall

**LOCATION:** Malham Tarn Field Centre, Malham Tarn House, Malham Moor

## CONSULTEES

**Kirkby Malhamdale PC Senior Listed Building Officer** None received  
The List Description gives reference to large doors in the entrance porch with moulded architrave and cornice on brackets. Given the survival of one of these doors, and the matching form of the remaining surrounds to the other (now missing) door, it is considered appropriate to match the design of the new door to the existing. The submitted information states that the works will be carried out using suitable materials, finish and joinery methods, and the detail elevation as submitted is acceptable. Therefore, in my opinion, the reinstatement of this internal door will respect the historic character and appearance of the listed building, and can be supported.

The linked octagonal brass door knob and mechanical brass combination lock look acceptable, I have no objections to the proposal.

## PUBLIC RESPONSES

None to date.

## RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

SP2(15) - National Park Purposes

## OFFICERS' OBSERVATIONS

### PROCEDURAL

The application has been publicised by: site notice dated 27th January 2017. The site is isolated from other properties and as such no neighbours were consulted.

The proposal has not been amended.

## KEY ISSUES

a) Impact on significance of listed building:

Section 16 of the Town and Country Listed Building and Conservation Areas Act 1990 requires that the Local Planning Authority has special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Malham Tarn Field Centre is a listed building. The proposal is to replace a door within the reception area which has been removed. The door frame remains and is identical to the door to the other end of the reception area. The applicant has sought to replicate the door that remains. This would be a significant benefit as it would replace missing historic fabric. The proposal is supported by the Building Conservation Officer.

Details have been sought with regard to the door knob. A replica door knob to match those found elsewhere within the building has been sourced. A brass combination lock that would complement the door knob has also been proposed and is therefore acceptable. The proposal is therefore considered to enhance the significance of the building [Policy L1].

PARISH COUNCIL COMMENTS *- Support*  
~~No comments have been received.~~

**ANALYSIS OF MATERIAL CONSIDERATIONS**

The proposed works will replace lost historic fabric in an appropriate manner and as such will be an enhancement to the Listed building. The proposal would therefore comply with policy L1 of the Yorkshire Dales Local Plan (2015-2030) and section 12 of the National Planning Policy Framework.

**RECOMMENDATION**

Recommendation

It is recommended that Listed building consent 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 \_\_\_\_\_ Date 6/3/17.

Redacted by YDNPA

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Principal Planning Officer Date 6/3/17