

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 D Nelson**

Decision No: C/62/58B

The above named Authority being the Local Planning Authority for the purposes of your application received on 30/03/2016 for full planning permission for partial re-building of gable end wall and mid-section wall, replace roof timbers and re-roof with Greys Artstone reproduction stone slates with no.2 additional flues and alteration to rear window to form door (part retrospective) at Haywood House, 16 The Green, Upper Settle, Settle, SD822632 have considered the said application and have GRANTED permission for the proposal subject to the following Conditions:

1. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-
 - Amended elevation drawings as received on the 27th April 2016,
 - Structural Engineers Report (Project no. 6080), Bat Survey at 16 The Green, Settle (envirotech), full planning application forms, method statement, south gable end outer leaf replacement drawing and location plan all as received on the 30th March 2016.
2. The re-building of all external walls hereby approved shall be built up in local natural stone laid and pointed to match in type, style, coursing, colour and texture the existing adjoining walls of Haywood House, 16 The Green, Upper Settle, Settle as at the date of this permission and shall be retained as such thereafter.
3. The materials to be used as the replacement exterior roof covering of Haywood House, 16 The Green, Upper Settle, Settle hereby permitted shall Greys Artstone 'Natural Weathered' and shall be retained as such thereafter.
4. The external door within the rear door opening hereby approved shall be timber and shall be recessed by a minimum of 100 mm from the external face of the wall in which it is positioned and shall be retained as such thereafter.
5. Any new lintels and cills to be used in the creation of the rear door opening hereby approved shall be of local natural stone and shall match those within the existing building Haywood House, 16 The Green, Upper Settle, Settle as at the date of this notice, in terms of type of natural stone, colour, dimensions and surface texture. Any new lintels and cills shall be retained as such thereafter.
6. The flues hereby approved shall be painted matt black prior to first use of the development hereby approved. The flues shall then be retained as such thereafter.

Redacted by the YDNPA

Date: **20 MAY 2016**

K.W

Designation

HEAD OF DEVELOPMENT MANAGEMENT

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

7. No part of the building shall be rebuilt, except strictly as indicated in the structural report by FR Varley Associates date stamped received 30 March 2016. Those areas identified for rebuilding shall be built up reusing the existing stone and shall be laid and pointed to match in type, style, colour and mortar mix, the external walls of the existing building. Any additional materials required shall be reclaimed natural stone of the same kind, dimensions and colour as those on the existing building at the date of this notice.

Reason(s):

1. To define the plans/details to which this permission relates.
2. To ensure that the external appearance of the building is acceptable, having regard to saved policies GP2 and B14 of the adopted Yorkshire Dales Local Plan (2006).
- 3, 4, 5, 6. To ensure that the character of the traditional building is retained and its external appearance is acceptable, having regard to saved policies B8 and B15 of the adopted Yorkshire Dales Local Plan (2006).
7. To ensure that the character of the traditional building is retained and its external appearance is acceptable, having regard to saved policy B15 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

This Authority has acted positively and proactively in dealing with this application by suggesting amendments to address issues of concern raised by the proposal and the application has been determined in accordance with Local Plan (2006) policies and the presumption in favour of sustainable development set out in the National Planning Policy Framework (2012).

PROTECTED SPECIES

No disturbance to any part of the roof structure, or external or internal wall surface adjacent to it, shall take place if protected species (bats & birds) are found to be present. In the event of bats and birds being present then the owner should contact Natural England or the National Park Authority for further advice.

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

Application No:	C/62/58B	
District:	Craven	
Parish:	Settle	
Applicant's Name:	Mr D Nelson,	
Grid Ref:	SD82226327	
Received by YDNP:	30/03/2016	Officer: Adam Perry

PROPOSAL: full planning permission for partial re-building of gable end wall and mid-section wall, replace roof timbers and re-roof with Greys Artstone reproduction stone slates with no.2 additional flues and alteration to rear window to form door (part retrospective)

LOCATION: Haywood House, 16 The Green, Upper Settle, Settle

CONSULTEES

Settle TC No response received.
Wildlife Conservation Officer No objection and no recommendations.

PUBLIC RESPONSES

1 letter, raising concerns regarding the use of a reconstituted roofing material within a designated Conservation Area. A letter of support has also been received, commenting that the works are necessary to maintain the property and would enhance the appearance of The Green.

RELEVANT PLANNING POLICIES

B8(06) - Conservation Areas
B14(06) - Extensions and Alterations to Buildings
B15(06) - Conversion of Traditional Buildings
GP1(06) - National Park Purposes
GP2(06) - General Design Policy
NE7(06) - Protection of Species

OFFICERS' OBSERVATIONS

APPLICATION SITE

The application relates to the detached residential dwelling, no. 16 The Green, Upper Settle, Settle. The former plumber's workshop is west facing and fronts onto The Green and is within Settle Conservation Area. The Green is an area of designated important open space, with regard to local development plan policy. To the north there is a terrace of no. 4 houses, on Green Head Terrace.

PROPOSAL

The application is for full planning permission and is submitted part-retrospectively as works have commenced to repair the roof. In carrying out the works structural deficiencies within the roof structure and structural walls of the building have become apparent. The proposal is for the partial re-building of a gable wall and mid-section and re-roof with 'Greys Artstone' reproduction stone slates with no.2 additional flues and alteration to rear window to form a door (part retrospective). The

proposal includes works to the roof structure, this would not require planning consent in its own right. The flues, which would project from the rear of the main roof slope and an existing rear outshot, would project no more than 300mm above the principal roof ridge.

RELEVANT PLANNING HISTORY

Permitted development rights were removed for the property in September 1975 as part of planning permission YD/5/62/58, which was for the conversion of a plumber's workshop to a dwelling.

KEY ISSUES:

- Impact upon character and appearance of Conservation Area
- Impact upon neighbours
- Protected species

IMPACT UPON CHARACTER AND APPEARANCE OF CONSERVATION

The site is within Settle Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Authority to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.' Essentially this means that any development within or affecting the setting of the Conservation Area should preserve or enhance the character or appearance of the area.

Haywood House was converted from a plumber's workshop in the 1970s and its residential 'permitted development' rights removed to ensure future control over changes to the appearance of the building. The building makes an important contribution to the setting of The Green, being a detached stone built property of local vernacular character located in an elevated position.

The most significant change proposed is the alteration of the roofing material, from a natural stone slate to an artificial stone slate. The application has been supported by a structural survey. The engineer's report confirms that the exceptionally thick natural stone slates in-situ and the insect infestation of an inadequate existing roof structure has caused the leaning and cracking of the right hand gable. Both the original and additional roof trusses and purlins are found to be of inadequate size.

A strong case for a lighter artificial roof covering has therefore been made. The artificial slate has a weathered appearance and is available in diminishing coursing, with subtle colour variances and surface texture to match a natural stone slate. Overall the specific artificial slate proposed is found to be acceptable in the circumstances and would adequately preserve the appearance of the Conservation Area which includes a variety of predominately natural stone roofing materials. The type of slate can be specified by condition, to ensure no later replacement with another type of artificial slate is carried out without due consideration of its appearance and the how this could affect the setting of Haywood House.

The creation of a rear doorway with timber door, by lowering an existing window lintel is acceptable. The final finish of the flue, to a non-reflective matt finish can be secured by planning condition.

IMPACT UPON NEIGHBOURS

The proposals would not result in any significant or adverse impacts upon the amenity of neighbouring residential properties. The only alteration to outlook is the creation of a door where a window currently exists; this would result in any loss of privacy for neighbours. The insertion of no. 2 modest domestic flues would not result in any significant harmful issues relevant to the determination of the planning application.

PROTECTED SPECIES

A bat survey has been submitted with the application. The building roof is partly removed and the external walls well sealed. The roof structure does not offer any sheltered or highly suitable crevices for use by bats and the void is draughty, wet and illuminated by gaps in the slate. There are found to be negligible roosting opportunities for bats. The survey concludes that the risk to bats will remain low and no additional survey work is required prior to the determination of the planning application.

ANALYSIS AND MATERIAL CONSIDERATIONS

Subject to planning conditions to secure the finishes of stonework, roofing material, the no. 2 flues and the proposed door the proposal is found to be acceptable and would sufficiently preserve the appearance of the Conservation Area. There would be no harm to the residential amenity of

neighbouring properties and the proposal accords with Yorkshire Dales Local Plan (2006) policies GP1, GP2, NE7, B8, B14 and B15 as well as the guidance contained within the National Planning Policy Framework (2012).

RECOMMENDATION

Grant planning permission, subject to conditions.

Redacted by the YDNPA

Signed by Case Officer _____

Date 18/5/2016

Redacted by the YDNPA

Principal Planning Officer _____

Date 18/5/16