
Appeal Decision

Site visit made on 20 May 2019

by Elizabeth Pleasant DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 July 2019

Appeal Ref: APP/C9499/Y/18/3214865

Yeomans Cottage, Green Gate, Kirkby Malham, Skipton BD23 4BL

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr John Newby against the decision of Yorkshire Dales National Park Authority.
 - The application Ref: C/47/9N/LB, dated 17 July 2018, was refused by a notice dated 14 September 2018.
 - The works proposed are a single storey extension to rear of dwelling.
-

Decision

1. The appeal is dismissed

Main Issue

2. The main issue is whether the proposal would preserve the grade II listed building known as Yeomans Cottage.

Reasons

3. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special regard to be had to the desirability of preserving the listed building or its setting or any features of historic interest which it possesses. This is the starting point for consideration of the proposal and is a weighty statutory requirement.
4. The appeal building is a detached, limestone rubble dwelling with a stone slate roof. According to the lintel over the front door it dates from 1637 and it was listed in 1958. The original dwelling was extended to the rear by a two-storey lean-to which was added in the late 18th or early 19th Century. The dwelling has small distinctive chamfered mullion window openings and the rear elevation has been limewashed. From the details available to me, including the list description and my own observations, I consider the significance and special interest of the listed building is largely derived from its age, historic fabric and high quality architectural detailing, including the stone dressings to the windows and doors which are particularly old for a vernacular Dales building. Internally the property retains a substantial inglenook fireplace.
5. The proposal is for an extension to the rear elevation of the building to create additional kitchen and dining space. The extension would take the form of a glass box constructed around an oak post and beam frame. It would have an almost flat 'green' roof. The extension would be recessed from the flank wall

and stone quoins of the existing lean-to, and its roof would nestle just below the stone cills which form the first-floor window openings. In addition, a recessed link would provide access to the existing small lean-to WC/utility which extends from the rear of the property.

6. I appreciate that the proposed works would not involve any physical alterations to the ground floor openings and that by reason of the its contemporary design and materials, the proposal would be clearly discernible as a later addition to the dwelling. However, the existing window openings within the existing rear elevation would be encapsulated within the glazed extension, and despite the proposed use of low-iron glass, the contribution these features make to the appearance of the building would be diminished. In addition, the proposal would visually interrupt the symmetry that is currently displayed by the fenestration on the rear elevation of the building and would have a harmful effect on the composition and aesthetic value of the rear elevation. The requirement for works to preserve or enhance the special interest of the listed building applies with equal force whether or not the proposal is prominent or in public view.
7. There is no dispute that due to the age and detailing of this vernacular Dales building all of its elevations are of high aesthetic value and significance. The rear elevation of the building has a more organic appearance than the property's more formally designed front façade. Whilst I appreciate the use of glass for would create a more 'lightweight' structure, the overall appearance of the proposed extension, including its depth and positioning, would to my mind overwhelm the existing simple and robust form of this historic property. In particular, it would diminish the significance of the dwellings traditional vernacular style and form, including the composition of its architectural features. It would appear as an incongruous addition to this historic dwelling.
8. I recognise the appellant's endeavours to overcome objections raised to a previous scheme and work the with the National Park Authority to achieve an acceptable design solution. However, whilst in this case the proposal would not result in the loss of any of the building's historic fabric, for the reasons set out above it would fail to preserve the special interest of the building.
9. The overall impact of the proposed scheme would be, in the context of the significance of the asset as a whole, and in the language of the National Planning Policy Framework (the Framework), less than substantial. In those circumstances, paragraph 196 of the Framework says this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In this case, I am not aware of any public benefits that would outweigh the harm identified.
10. Given the above and in the absence of any public benefit, I conclude that the proposed development would fail to preserve the special interest of the Grade II listed building, Yeomans Cottage. This would fail to satisfy the requirements of the Act, paragraph 192 of the Framework and would conflict with the statutory purposes of the Yorkshire Dales National Park and Policies SP1, SP2, SP4 and L1 of the Yorkshire Dales Local Plan (adopted 2016) all of which seek to ensure that development achieves or does not prejudice the achievement of, amongst other things, the conservation or enhancement of the historic environment. I also find conflict with the Yorkshire Dales National Park Design

Guide which seeks to ensure, amongst other things, that householder development respects and retains the character of the original house.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Elizabeth Pleasant

INSPECTOR